



Brunswick Craftsman

Trademark Series
Lot: 33 | Duncans Creek
567 Beacon Hill Road
Lillington, NC 27546



New Home Inc

1611 Jones Franklin,
Raleigh, NC, 27606

SHEET INDEX		OPTIONS		BUILDING CODES		1ST FLOOR AREA																											
Name	Number	OPTION SET	SELECTION	BUILDING CODES																													
Cover Sheet	G-100	Owner's Bath Shower	42x 42 Shower & Shower Seat	...																													
General Notes & Specifications Instance	G-110	Rear Addition	Covered Patio/ Deck	...																													
Foundation Plan	A-100	Elevation	Craftsman	...																													
First Floor Plan	A-110	Owner's Closet	Extended Owner's Closet	...																													
Second Floor Plan	A-120	Family Room Fireplace	Fireplace	...																													
Roof Plan	A-200	Messy Kitchen and Power Pantry	Messy Kitchen And Power Pantry																														
Elevations - Front and Back	A-310	Messy Kitchen Sink	Messy Kitchen Sink	BUILDING INFO <table><tr><td colspan="2">CONDITIONED AREA</td></tr><tr><td>TOTAL CONDITIONED AREA</td><td>1970 SF</td></tr><tr><td>TOTAL CONDITIONED AREA - Level 2</td><td>1008 SF</td></tr><tr><td>TOTAL CONDITIONED AREA - Level 1</td><td>962 SF</td></tr><tr><td colspan="2">UNCONDITIONED AREA</td></tr><tr><td>TOTAL UNCONDITIONED AREA</td><td>615 SF</td></tr><tr><td>Garage Area</td><td>401 SF</td></tr><tr><td>Covered Patio Area</td><td>144 SF</td></tr><tr><td>Front Porch Area</td><td>70 SF</td></tr><tr><td colspan="2">TOTAL AREA</td></tr><tr><td>TYPE</td><td>TOTAL AREA</td></tr><tr><td>TOTAL CONDITIONED AREA</td><td>1970 SF</td></tr><tr><td>TOTAL UNCONDITIONED AREA</td><td>615 SF</td></tr><tr><td>TOTAL UNDER ROOF</td><td>2585 SF</td></tr></table>		CONDITIONED AREA		TOTAL CONDITIONED AREA	1970 SF	TOTAL CONDITIONED AREA - Level 2	1008 SF	TOTAL CONDITIONED AREA - Level 1	962 SF	UNCONDITIONED AREA		TOTAL UNCONDITIONED AREA	615 SF	Garage Area	401 SF	Covered Patio Area	144 SF	Front Porch Area	70 SF	TOTAL AREA		TYPE	TOTAL AREA	TOTAL CONDITIONED AREA	1970 SF	TOTAL UNCONDITIONED AREA	615 SF	TOTAL UNDER ROOF	2585 SF
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Elevations - Left and Right	A-320	Pocket Office	Single Pocket Office																														
First Floor Electrical Plan	E-110	Smart Door Delivery Center	Smart Door Delivery Center																														
Second Floor Electrical Plan	E-120			2ND FLOOR AREA																													
Perspectives	P-100																																

DATE

DESCRIPTION

REV.#

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Lot 33: Brunswick Craftsman at Duncans Creek

Cover Sheet

DRAWN BY:
JJ/DREW

HANDING:
RIGHT

ISSUE DATE:
11/11/1111

SHEET

G-100

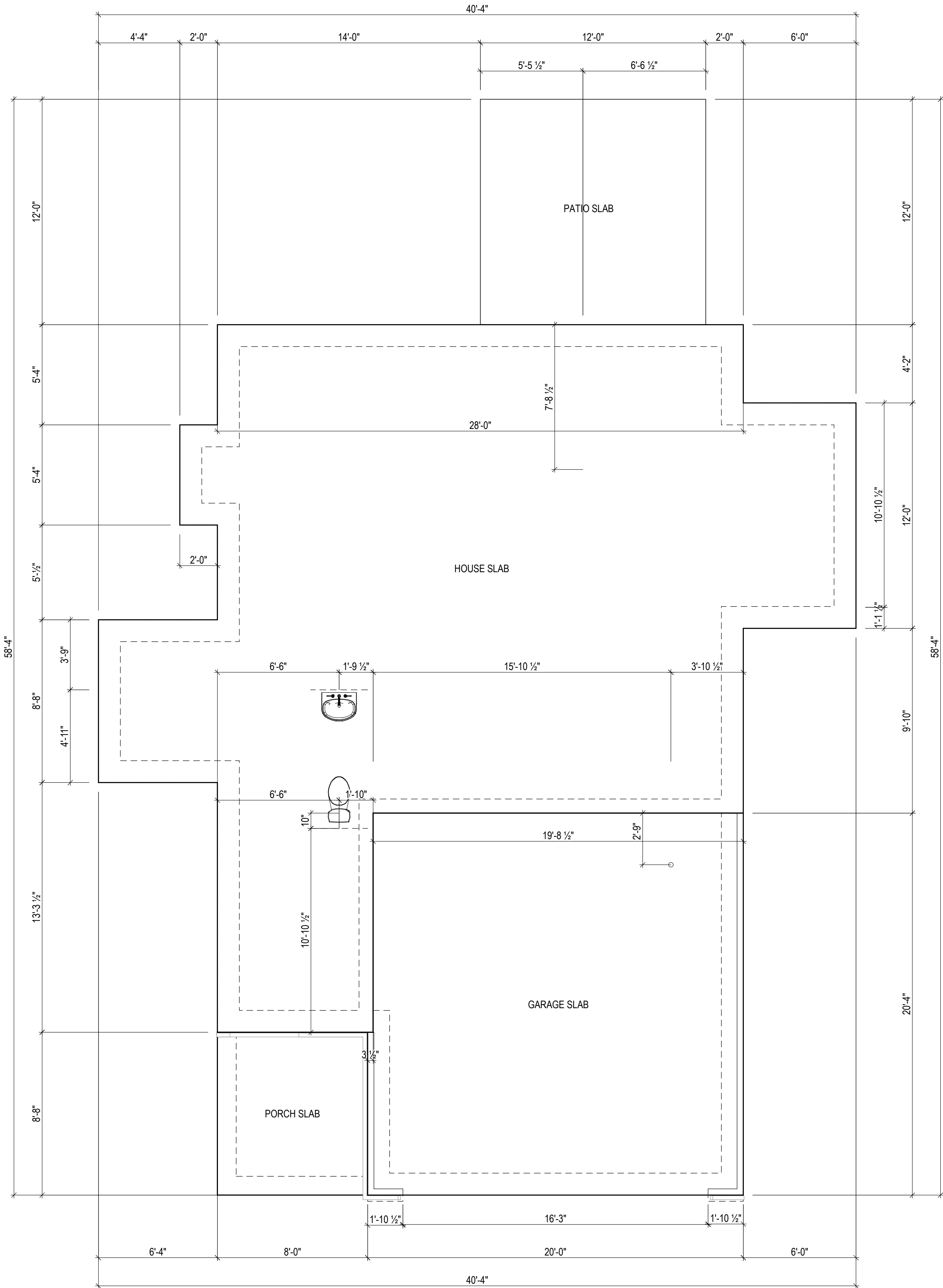
GENERAL NOTES AND SPECIFICATIONS:		CABINETS AND COUNTERTOPS REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR CABINET, COUNTERTOP AND HARDWARE SELECTIONS.		10 SPECIALTIES BATH ACCESSORIES - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR REQUIRED BATH ACCESSORIES.	
1 GENERAL DATA					
PROJECT DESCRIPTION:		INTERIOR TRIM OF REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR REQUIRED INTERIOR TRIM PROFILES.		FIREPLACE - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR FIREPLACE REQUIREMENT AND SELECTIONS.	
THIS PROJECT IS FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE, AND ASSOCIATED SITE WORK.		7 THERMAL & MOISTURE PROTECTION WATER BARRIER THE WATER BARRIER SYSTEM IS AN INTEGRAL PART OF THE WALL SHEATHING SYSTEM.		CLOSET ROODS AND SHELVING - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR REQUIREMENTS AND SELECTIONS.	
TYPICAL NOTES: ALL WORK TO BE COORDINATED AND SCHEDULED BY THE OWNER.		THERMAL INSULATION • INSULATION TO HAVE THE FOLLOWING MINIMUM R-VALUES: • EXTERIOR WALLS R=15 MIN. • SLOPED CEILINGS (WITH ATTIC SPACE) R=38 OR R=30 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R=38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. • SLOPED CEILINGS (WITHOUT ATTIC SPACE) R=38 MIN., OR R=30 MIN. WHERE THERE IS NOT SUFFICIENT SPACE FOR REQ'D INSULATION. • FLAT CEILINGS (WITH ATTIC SPACE) R=38 OR R=30 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R=38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. • FLOORS R=19 MIN. • REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR INSULATION TYPES AND ADDITIONAL REQUIREMENTS.		11 EQUIPMENT APPLIANCES - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR APPLIANCE SELECTIONS.	
ALL WORK, INCLUDING PLUMBING, HVAC AND ELECTRICAL WORK NOT DETAILED HEREIN, SHALL COMPLY WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND THE BUILDING STANDARDS REFERENCED THEREIN.				12 FURNISHINGS SECTION NOT USED	
ALL WORK SHALL CONFORM TO THE HIGHEST LEVELS OF THE APPROPRIATE INDUSTRY STANDARDS FOR CUSTOM WORK.				13 SPECIAL CONSTRUCTION SECTION NOT USED	
ALL ITEMS SPECIFIED HEREIN ARE TO BE USED WITHOUT SUBSTITUTION. IF THESE NOTES CONFLICT WITH THE OWNERS SCOPE OF WORK DOCUMENTS, THE NOTES HEREIN SHALL GOVERN AND TAKE PRECEDENT.		ARCHITECTURAL SHINGLE ROOFING - SHINGLE ROOFING SHALL BE DIMENSIONAL ASPHALT TYPE WITH DIMENSION FEATURES. SEE OWNERS SCOPE OF WORK DOCUMENTS FOR MANUFACTURER, STYLE, COLOR AND ADDITIONAL REQUIREMENTS FOR INSTALLATION AND ACCESSORIES. • SHINGLES SHALL BE TESTED IN ACCORDANCE WITH AST D 7185. • SHINGLES SHALL MEET THE CLASSIFICATION REQUIREMENTS FOR THE APPROPRIATE MAXIMUM BASIC WIND SPEED: MAXIMUM BASIC WIND SPEED CLASSIFICATION REQUIREMENT • REFER TO STRUCTURAL ENGINEERING PLANS BY OTHER. • ROOFING SHALL BE INSTALLED OVER ONE LAYER OF ASPHALT IMPREGNATED 15# ROOFING FELT. 2 LAYERS FOR ROOF PITCHES 2:12 - 4:12.		14 CONVEYING SYSTEMS SECTION NOT USED	
THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETE. IT IS SOLELY THE CONTRACTORS RESPONSIBILITY TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF TEMPORARY BRACING THAT MAY BE REQUIRED.		VALLEY LININGS TO BE INSTALLED PER R905.2.8.2		22 PLUMBING REFER TO PLUMBING PLANS BY OTHERS.	
IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.		GUTTERS TO BE MINIMUM 5" ALUMINUM OGEE STYLE WITH 4" CORRUGATED RECTANGULAR ALUMINUM DOWNSPOUTS AT LOCATIONS AS INDICATED ON THE DRAWINGS.		23 HVAC REFER TO HVAC PLANS BY OTHERS.	
PLAN DIMENSIONS ARE TO FACE OF ROUGH FRAMING OR MASONRY UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR WALLS INCLUDE 7/16" OSB WALL SHEATHING WITH WATER-RESISTIVE BARRIER, ROUNDED TO THE NEAREST 1/4".		UNDERGROUND DRAINPIPES TO BE PROVIDED AT ALL COURTYARD SLAB CUTOUT LANDSCAPE AREAS TO PREVENT POOLING WATER.		26 ELECTRICAL REFER TO ELECTRICAL PLANS BY OTHERS.	
FINISH FLOOR ELEVATION @ FIRST FLOOR LEVEL IS SET AT 0'-0". SEE SITE PLAN FOR ACTUAL FIRST FLOOR ELEVATION @ EACH BUILDING.		LAP SIDING - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR MATERIAL, MANUFACTURER, STYLE, COLOR AND OTHER REQUIREMENTS.			
ALL @ INTERIOR PARTITIONS SHALL BE 2x4 STUDS @ 16" O.C. WITH 1/2" DRYWALL EACH SIDE. PLAN DIMENSION IS ASSUMED TO BE 3 1/2" UNLESS NOTED OTHERWISE. PROVIDE SOLID LUMBER BLOCKING FOR ALL WALL MOUNTED ITEMS.		EXTERIOR TRIM & SOFFITS - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR MATERIAL, MANUFACTURER, STYLE, COLOR AND OTHER REQUIREMENTS.			
SUBSTRATE (BACKER) FOR TILE IN SHOWERS/TUBS SHALL BE FIBER-CEMENT OR SIMILAR PER APPLICABLE CODE.		PROVIDE EXTERIOR TRIM OF SIZES INDICATED ON THE DRAWINGS.			
ALL INTERIOR COLORS AND FINISHES, NOT SPECIFIED HEREIN, TO BE SELECTED BY THE OWNER.		8 DOORS & WINDOWS EXTERIOR PATIO DOORS AND SLIDING PATIO DOORS - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR MANUFACTURER, STYLE COLOR AND HARDWARE SELECTIONS. • SIZES AS INDICATED ON THE DRAWINGS. • ALL DOORS TO HAVE LOW-E GLASS SAFETY GLAZING.			
2 SITE CONSTRUCTION CONTRACTOR OR EXCAVATOR MUST CONTACT THE APPROPRIATE UTILITIES PROTECTION SERVICE AT LEAST 48 HOURS BUT NO MORE THAN 10 WORKING DAYS BEFORE BEGINNING ANY DIGGING PROJECT.		INTERIOR DOORS - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR DOOR TYPE, STYLE AND HARDWARE SELECTIONS. SIZES AS INDICATED ON THE DRAWINGS.			
SOILS BEARING PRESSURE AS INDICATED ON THE STRUCTURAL ENGINEERING PLANS BY OTHER.		WINDOWS - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR WINDOW MANUFACTURER, STYLE, COLOR AND HARDWARE SELECTIONS. • SIZES AS INDICATED ON THE DRAWINGS. • ALL WINDOWS TO HAVE LOW-E INSULATING GLASS • WINDOW MANUFACTURER SHALL PROVIDE TEMPERED GLASS AS REQUIRED BY R308.4 AT ALL HAZARDOUS LOCATIONS. • WINDOW FALL PROTECTION AS REQUIRED BY R312.2. • WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE WINDOW MANUFACTURER FOR EACH WINDOW - SEE FULL INSTRUCTIONS FOR ALL ADDITIONAL REQUIREMENTS. • ALL BEDROOM WINDOWS TO MEET EMERGENCY RESCUE OPENING CODE REQUIREMENTS. • WINDOW TRIM TO BE OFFSET MIN. 1/4" WHERE WINDOW MEETS TRIM FOR CAULKING. COORDINATE WITH WINDOW SELECTION. PAD OUT THE TRIM IF NEEDED. • TRIM MATERIAL PER OWNERS SCOPE OF WORK DOCUMENTS. SIZES AS INDICATED ON THE DRAWINGS. • SEE CURRENT BUILDING CODE FOR ALL ADDITIONAL REQUIREMENTS.			
3 CONCRETE REFER TO STRUCTURAL ENGINEERING PLANS BY OTHER.		9 FINISHES DRYWALL WALLS AND CEILINGS- REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR REQUIRED DRYWALL FINISHES. • PROVIDE TYPE-X GYPSUM PANELS AT LOCATIONS INDICATED ON THE DRAWINGS FOR FIRE-RATED ASSEMBLIES. • ALL BATHROOMS TO HAVE MOISTURE-RESISTANT, PAPERLESS GYPSUM. • PROVIDE 1/2" TILE BACKER BOARD IN LIEU OF DRYWALL AT ALL WALL LOCATIONS REQUIRING A TILE FINISH.			
SEE OWNER SCOPE OF WORK DOCUMENTS FOR ADDITIONAL REQUIREMENTS.		INTERIOR FINISHES - REFER TO OWNERS SCOPE OF WORK DOCUMENTS FOR ALL INTERIOR FLOOR, WALL AND CEILING FINISHES.			
4 MASONRY STONE /ENEER IF USED) TO BE MANUFACTURED STONE - REFER TO OWNERS SCOPE OF WORK DOCUMENT FOR MATERIAL SELECTION AND COLORS.					
BRICK ACCENTS (IF USED) TO BE FULL SIZE UNITS, CUT TO THICKNESS OR SHAPE REQUIRED FOR THE SPECIFIC USE. REFER TO THE OWNERS SCOPE OF WORK DOCUMENT FOR MATERIAL SELECTION AND COLORS.					
5 METALS REFER TO STRUCTURAL ENGINEERING PLANS BY OTHER.					
6 WOOD & PLASTICS PROVIDE SOLID BLOCKING FOR ALL WALL MOUNTED ITEMS INCLUDING: • CABINETS & SHELVES CLOSET RODS • MIRRORS AND BATH ACCESSORIES					
FRAMING LUMBER IN CONTACT WITH CONCRETE OR MASONRY OR EXPOSED TO THE EXTERIOR SHALL BE PRESERVATIVE PRESSURE TREATED. ANY WOOD, INCLUDING EXTERIOR SHEATHING, WITHIN 6" OF FINISHED GRADE SHALL BE PRESERVATIVE-PRESSURE TREATED.					
ANY WOOD, INCLUDING EXTERIOR WALL SHEATHING, LESS THAN 2" VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HARD HORIZONTAL SURFACES SHALL BE PRESERVATIVE PRESSURE TREATED.					
PROTECTION OF WOOD AND WOOD-BASED PRODUCTS AGAINST DECAY AS REQUIRED BY R317. PROTECTION AGAINST TERMITES AS REQUIRED BY R318.					
FIRE BLOCKING TO COMPLY WITH R302.11.					
REFER TO STRUCTURAL ENGINEERING PLANS BY OTHER.					

NEW HOME INC. New Home Inc 1611 Jones Franklin, Raleigh, NC, 27606	DATE								
	DESCRIPTION								
REV.#	1	2	3	4	5	6	7	8	
Lot 33: Brunswick Craftsman at Duncans Creek		General Notes and Specifications							
DRAWN BY: JJ/DREW									
HANDING: RIGHT									
ISSUE DATE: JJ/DREW									
SHEET									
G-110									

GENERAL FLOOR PLAN NOTES:

General Floor Plan Notes shall apply unless noted otherwise on plan.

1. Wall Heights: Typically 9'-1 1/2" at first floor and second floor, and 9'-1 1/2" at attics U.N.O. All walls are constructed using a double top plate. Splices at Double Top Plate do not need to occur at Vertical Studs but must be at least 24" apart from Joint in other Top Plate layer. Special wall heights are noted on plans where they occur.
2. Wall Thickness is typically 3 1/2". 2x6 frame shall be used at walls that back up to plumbing fixtures. Walls greater than 10' high shall be framed with 2x6 framing or greater and will be noted as a special condition where it occurs on plan.
3. Typical header height shall be 7'-8" AFF at First Floor, and 7'-4" AFF at Second Floor U.N.O.
4. Jacks: Openings up to 3'-4" wide shall have (1) 2x4 jack stud SPF on each side. Openings greater than 3'-4" wide shall have (2) 2x4 jack studs SPF on each side.
5. Soffits, Coffered Ceilings, Trey Ceilings and other significant ceiling plan elements are shown on the floor plans and are denoted as single dashed lines. Unless specifically call out as included, Kitchens include soffits over wall cabinetry.
6. Door & Window Frames, where occurring near corners, shall be a minimum of 4 1/2" from corner. Except for walk-in closets with doors near a corner, doors at closets shall be centered on closet.
7. Windows: Shall have at least (1) window in each sleeping room, that meets egress. Shall be provided with tempered glass at hazardous glazing areas. False windows shall be installed with obscure glazing.
8. Closets for clothing or coat storage shall be equipped with 1 rod/shelf. Closets for linen shall have 4 open equal shelves. Closets for pantries shall have 4 equal wood shelves, painted.
9. Stair treads shall be a min of 9" deep, risers shall be a maximum of 8 1/4", unless noted otherwise, per the current North Carolina Residential Code.
10. Handrails and Guards at stairs shall be 34" above the finished surface of the ramp surface of the stair. Handrails at landings and overlooks of multilevel spaces shall be 36" above finished floor. Guards (pickets or balusters) shall be spaced with no more than 4" between guards.
11. Attic Access shall be provided at all attic area with a height greater than 30". Minimum clear attic access shall be 20" x 30". Pull down stairs and access doors in knee walls meeting minimum criteria are also acceptable.
12. Garage Door to Living Space shall be 2'-8" x 6'-8" minimum size and shall be 20 minute fire rated and weather sealed.
13. Garage Walls, as a minimum, shall be separated from living space by installing 1/2" gypsum board on the garage side of the wall. With habitable space above, the inside of all garage walls require 1/2" GWB supporting 5/8" type X GWB on ceiling.



1 FOUNDATION PLAN - Slab-on-Grade
1/4" = 1'-0" (WHEN PRINTED ON 22x34)
1/8" = 1'-0" (WHEN PRINTED ON 11x17)



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1611 Jones Franklin,
Raleigh, NC, 27606

REV#	DESCRIPTION	DATE
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Lot 33: Brunswick Craftsman at Duncans Creek

FOUNDATION PLAN

DRAWN BY:
JJ/DREW

HANDING:
RIGHT

ISSUE DATE:
11/11/1111

SHEET

A-100

General Floor Plan Notes shall apply
unless noted otherwise on plan.

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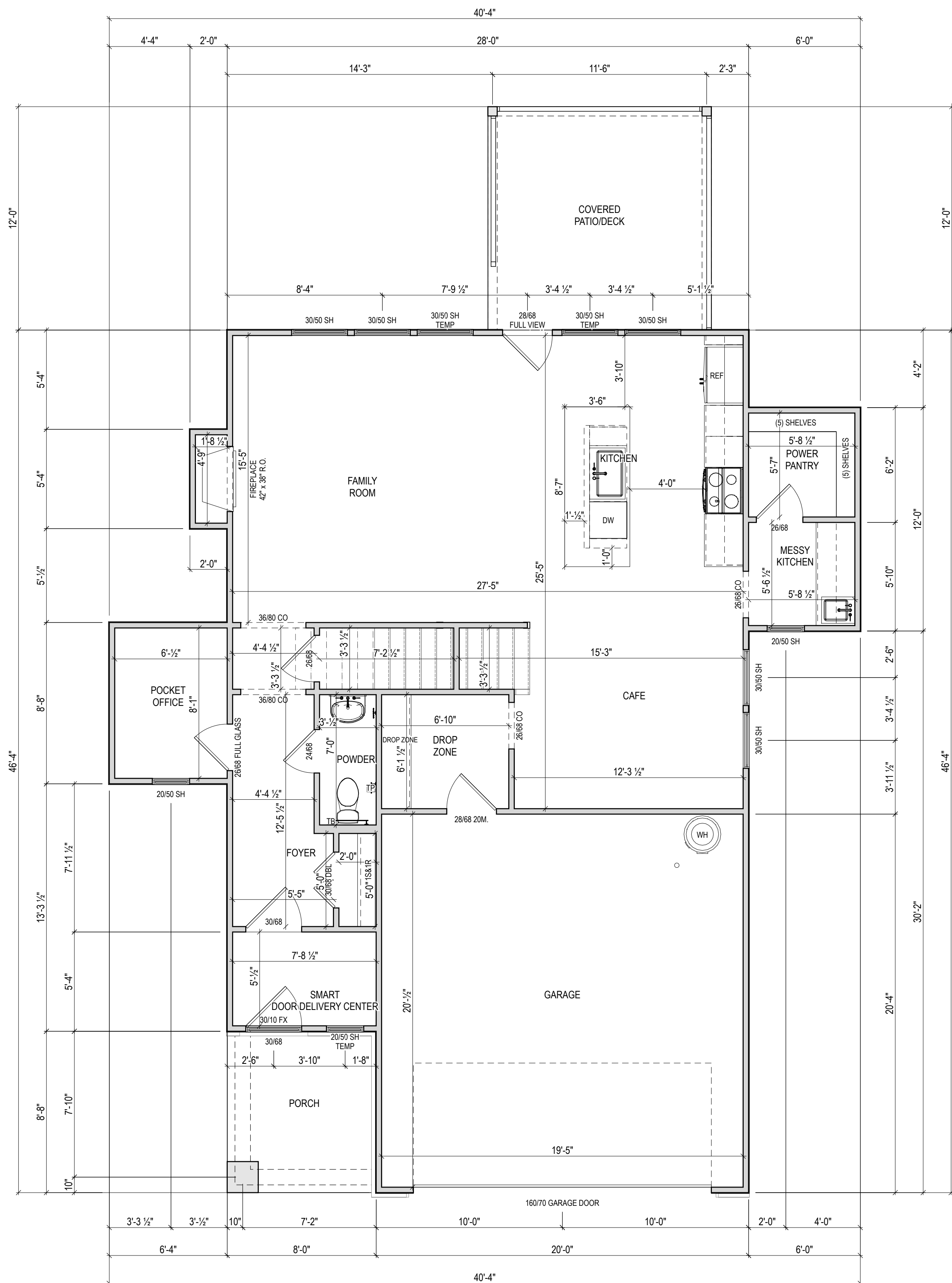
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Lot 33: Brunswick Craftsman at Duncans Creek

First Floor Plan

DRAWN BY:
JJ/DREW

HANDING:
RIGHT

ISSUE DATE:
11/11/1111

SHEET

A-110

GENERAL FLOOR PLAN NOTES:

General Floor Plan Notes shall apply unless noted otherwise on plan.

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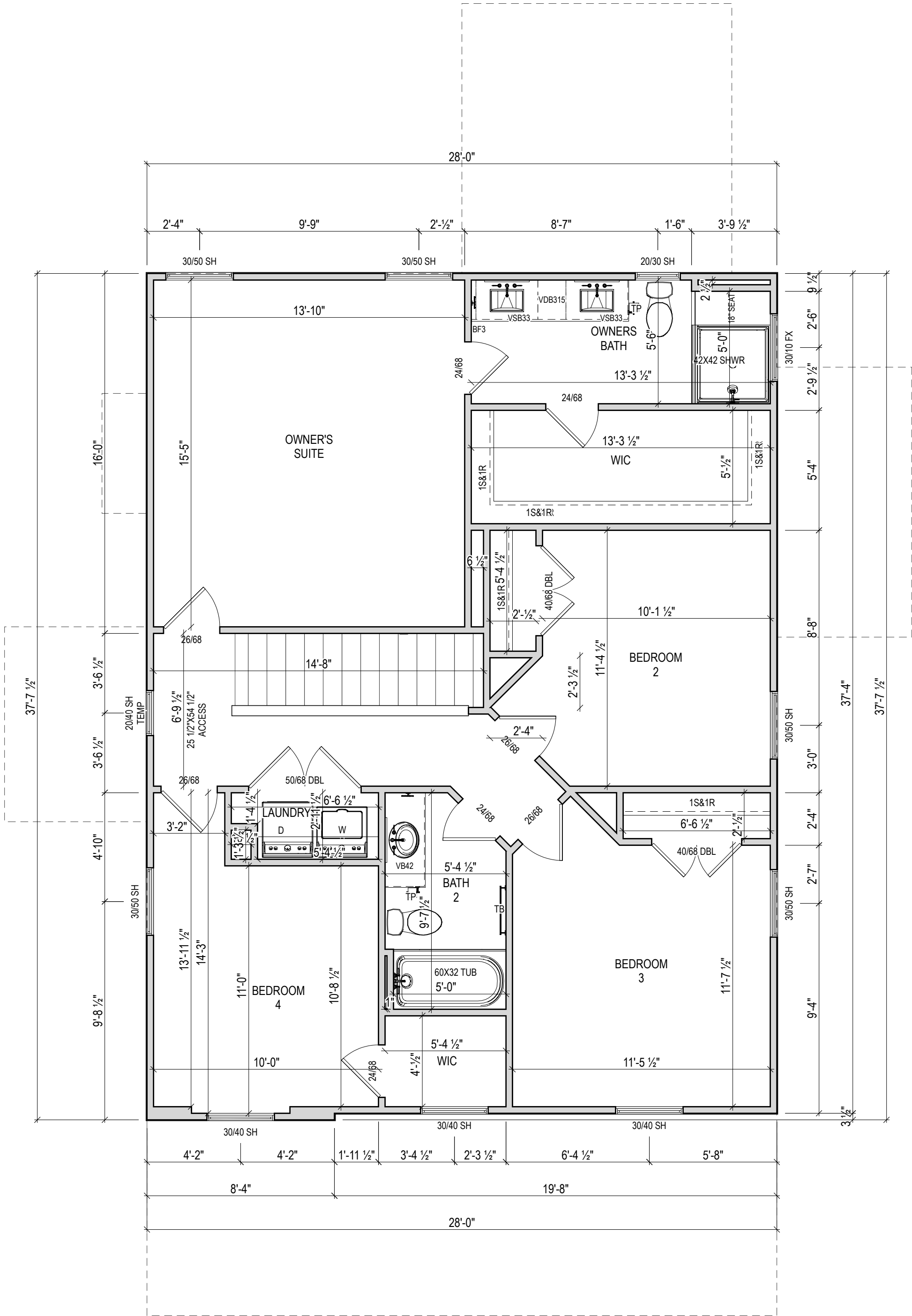
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1 Second Floor Plan

1/4" = 1'-0" (WHEN PRINTED ON 22x34)
1/8" = 1'-0" (WHEN PRINTED ON 11x17)



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Lot 33: Brunswick Craftsman at Duncans Creek

Second Floor Plan

DRAWN BY:

JJ/DREW

HANDING:

RIGHT

ISSUE DATE:

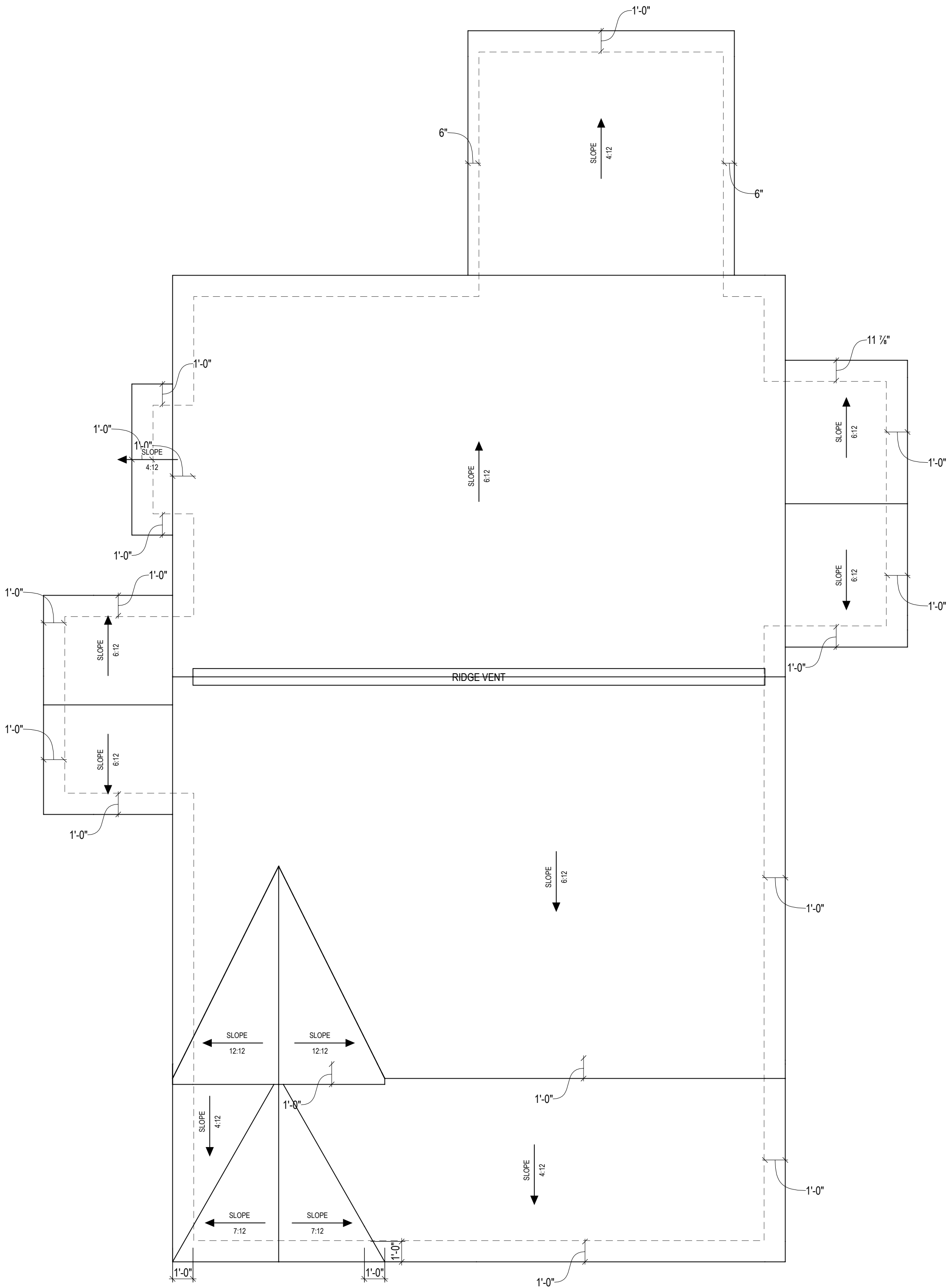
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SHEET

A-120

GENERAL ROOF PLAN NOTES:

1. ALL ROOF OVERHANGS TO BE 1'-0" UNLESS NOTED OTHERWISE
2. ALL TRAY CEILING TRAY HEIGHTS TO BE 12' UNLESS NOTED OTHERWISE
3. THESE PLANS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS.
5. 8×16' ATTIC STORAGE PLATFORM - PROVIDE 3/4" APA RATED PLYWOOD SUB-FLOORING OR OSB SHEATHING RATED FOR 20#/SF ON BOTTOM CHORD OF TRUSSES. TRUSS MANUFACTURER TO ACCOUNT FOR ADDITIONAL LOADS



1

Roof Plan

1/4" = 1'-0" (WHEN PRINTED ON 22x34)

1/8" = 1'-0" (WHEN PRINTED ON 11x17)



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Roof Plan

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SHEET

A-200

GENERAL ELEVATION NOTES:

General Elevation Notes shall apply unless noted otherwise on plan.

1. Roof shall be finished with architectural composition shingles with slopes as noted on plan.

2. Ridge Vent shall be provided and installed on all ridges greater than 6' in length per manufacturer's specifications.

3. Soffit Vent shall be continuous soffit vent.

4. House Wrap, "tyvek" or approved equal shall be installed over entire exterior wall per manufacturer's specifications and recommendations.

5. Flashing shall be provided above all door and window openings, above finish wall material changes and at wall surfaces where lower roof areas abut vertical wall surfaces.

6. Porch Railings shall be provided at all porch walking surfaces greater than 30" above adjacent finished grade. It shall be 36" high with guards spaced no more than 4" apart. Consult community specifications for material.

7. Finish Wall Material shall be as noted on elevation drawings.

8. Brick Veneer, if included on elevation shall be tied to wall surface with galvanized corrugated metal ties at a rate of 24" oc horizontally and 16" oc vertically so that no more than 2.67sf of brick is supported by (1) tie. Space between face of wall and back face of brick shall be limited to a maximum of 1". Flashing shall be provided behind brick above all wall openings and at base of brick wall. Flashing shall be a minimum of 6-mil poly or other corrosion resistant material and shall be installed so that it laps under the house wrap material a minimum of 2". Weepholes shall be provided at a rate of 48" oc and shall not be less than 3/16" in diameter and shall be located immediately above flashing.

9. Brick Veneer Support Lintels shall be provided if brick veneer is included on elevation. Lintels shall be provided as listed in the following schedule and shall have a minimum bearing length of 6". Masonry Lintels shall be provided so that deflection is limited to L/600.



1 Front Elevation
1/4" = 1'-0" (WHEN PRINTED ON 22x34)
1/8" = 1'-0" (WHEN PRINTED ON 11x17)



2 Back Elevation
1/4" = 1'-0" (WHEN PRINTED ON 22x34)
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1611 Jones Franklin,
Raleigh, NC, 27606

REV.#	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

Lot 33: Brunswick Craftsman at Duncans Creek

Elevations - Front and Back

DRAWN BY:

JJ/DREW

HANDING:

RIGHT

ISSUE DATE:

11/11/1111

SHEET

A-310

GENERAL ELEVATION NOTES:

General Elevation Notes shall apply unless noted otherwise on plan.

1. Roof shall be finished with architectural composition shingles with slopes as noted on plan.

2. Ridge Vent shall be provided and installed on all ridges greater than 6' in length per manufacturer's specifications.

3. Soffit Vent shall be continuous soffit vent.

4. House Wrap, "tyvek" or approved equal shall be installed over entire exterior wall per manufacturer's specifications and recommendations.

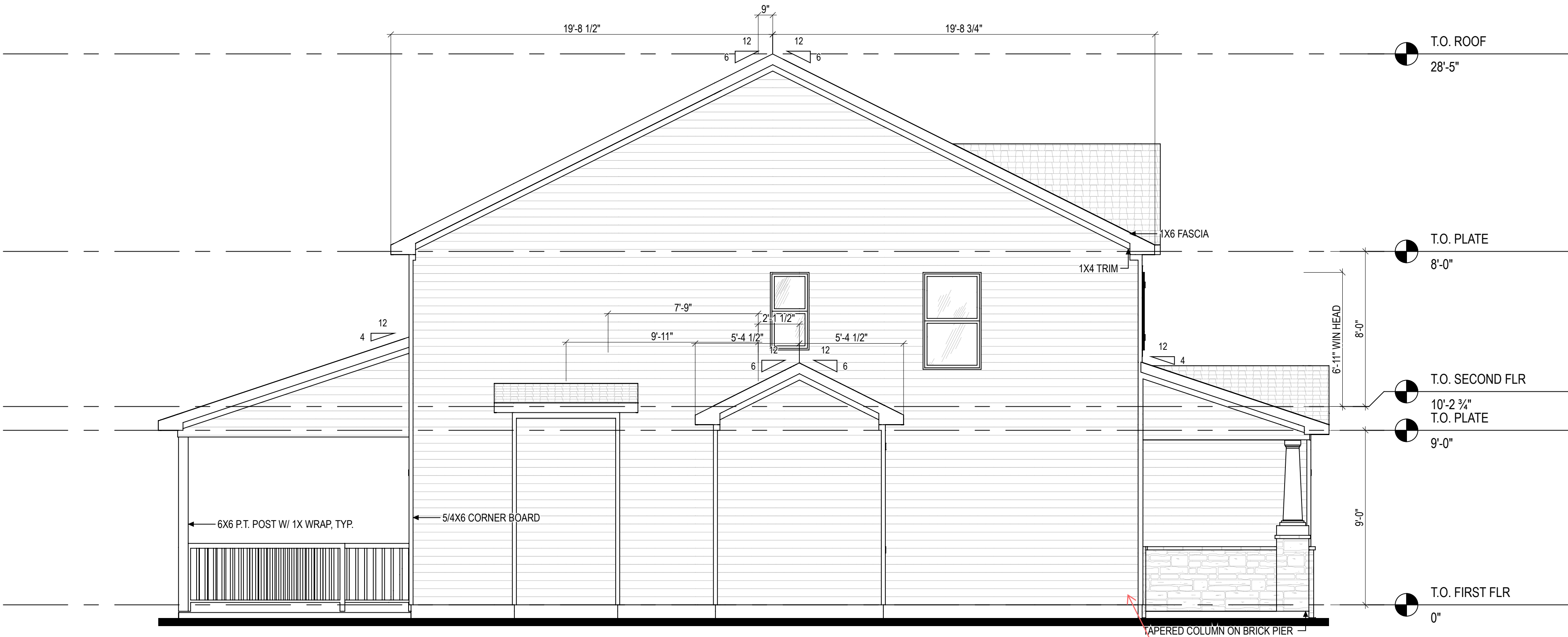
5. Flashing shall be provided above all door and window openings, above finish wall material changes and at wall surfaces where lower roof areas abut vertical wall surfaces.

6. Porch Railings shall be provided at all porch walking surfaces greater than 30" above adjacent finished grade. It shall be 36" high with guards spaced no more than 4" apart. Consult community specifications for material.

7. Finish Wall Material shall be as noted on elevation drawings.

8. Brick Veneer, if included on elevation shall be tied to wall surface with galvanized corrugated metal ties at a rate of 24" oc horizontally and 16" oc vertically so that no more than 2.67sf of brick is supported by (1) tie. Space between face of wall and back face of brick shall be limited to a maximum of 1". Flashing shall be provided behind brick above all wall openings and at base of brick wall. Flashing shall be a minimum of 6-mil poly or other corrosion resistant material and shall be installed so that it laps under the house wrap material a minimum of 2". Weepholes shall be provided at a rate of 48" oc and shall not be less than 3/16" in diameter and shall be located immediately above flashing.

9. Brick Veneer Support Lintels shall be provided if brick veneer is included on elevation. Lintels shall be provided as listed in the following schedule and shall have a minimum bearing length of 6". Masonry Lintels shall be provided so that deflection is limited to L/600.



1 Left Elevation
1/4" = 1'-0" (WHEN PRINTED ON 22x34)
1/8" = 1'-0" (WHEN PRINTED ON 11x17)



2 Right Elevation
1/4" = 1'-0" (WHEN PRINTED ON 22x34)
1/8" = 1'-0" (WHEN PRINTED ON 11x17)



New Home Inc

1611 Jones Franklin,
Raleigh, NC, 27606

REV.#	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

Lot 33: Brunswick Craftsman at Duncans Creek

Elevations - Front and Back

DRAWN BY:

JJ/DREW

HANDING:

RIGHT

ISSUE DATE:

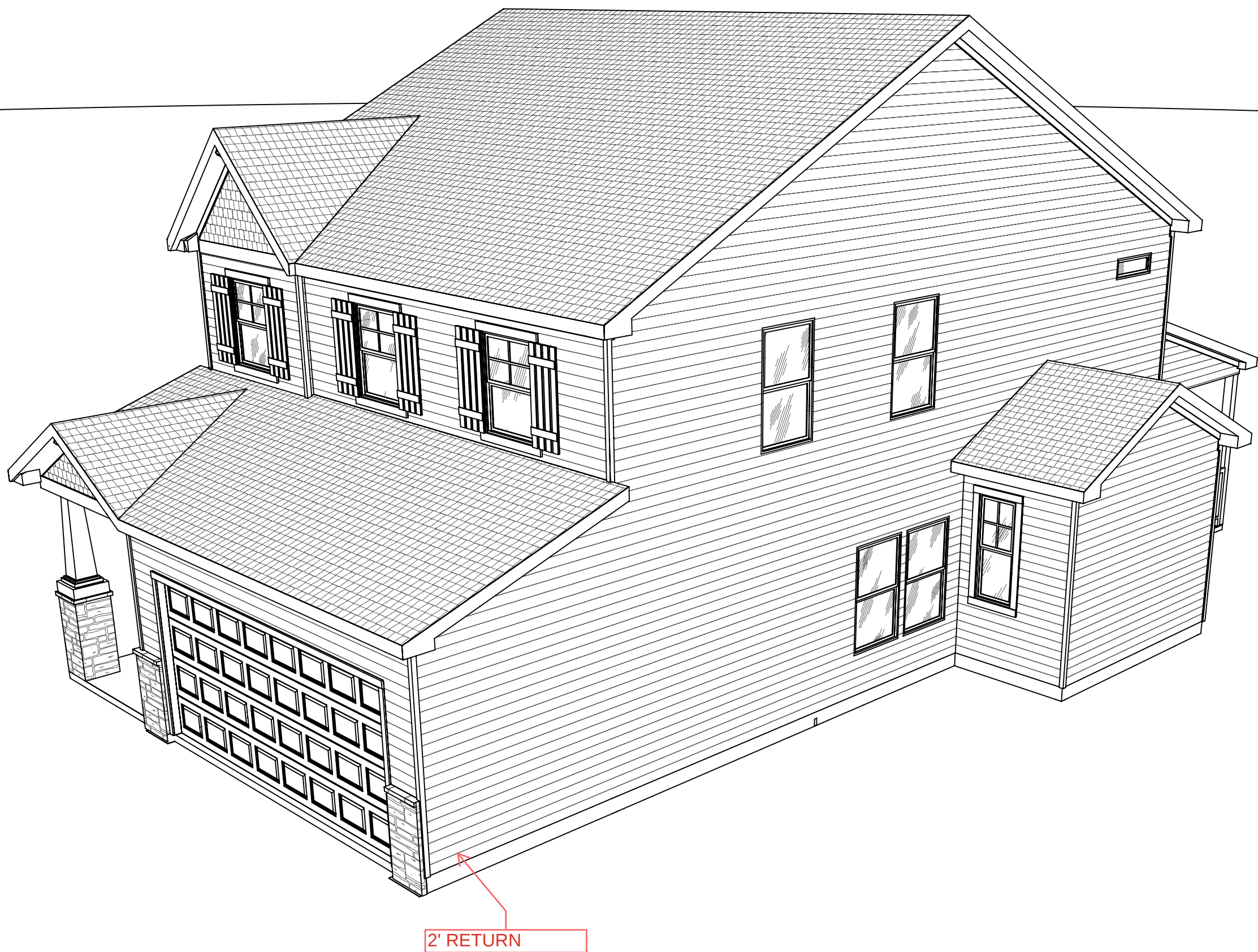
11/11/1111

SHEET

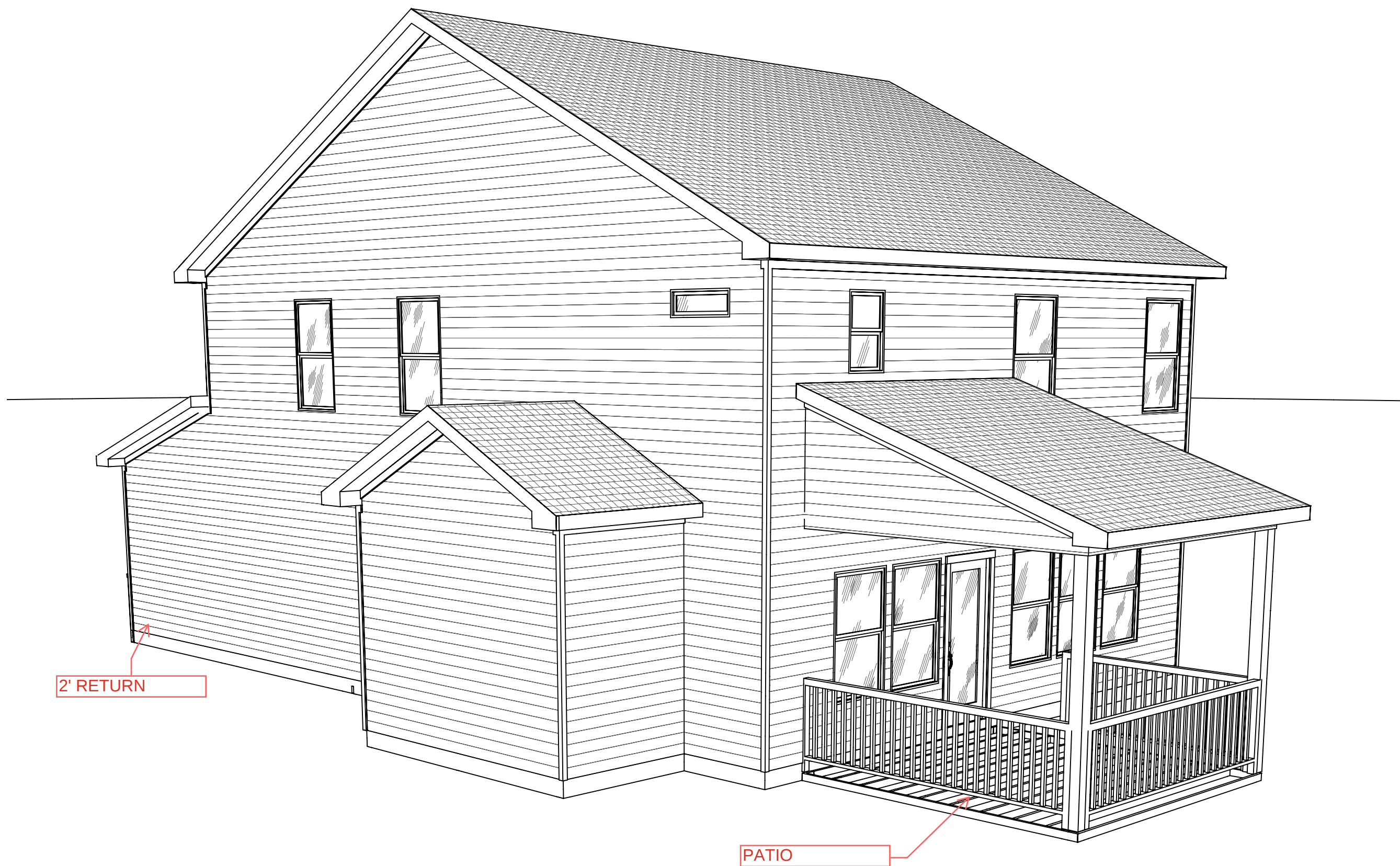
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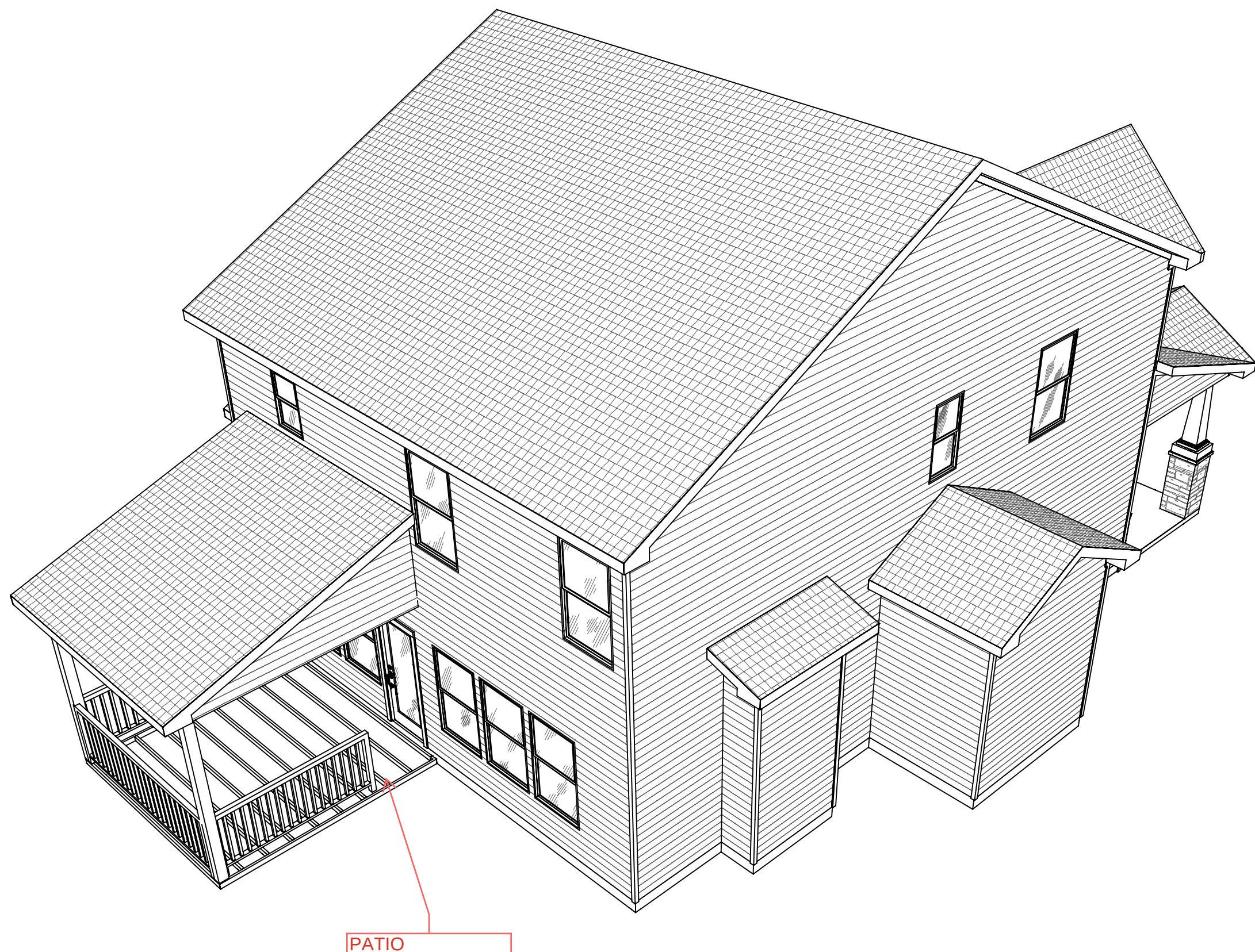
1 Front Left
NTS



1 Front Right
NTS



1 Back Left
NTS



1 Back Right
NTS

REV.#	DESCRIPTION		DATE	
	1	2	3	4
1				
2				
3				
4				
5				
6				
7				
8				

Lot 33: Brunswick Craftsman at Duncans Creek

Perspectives

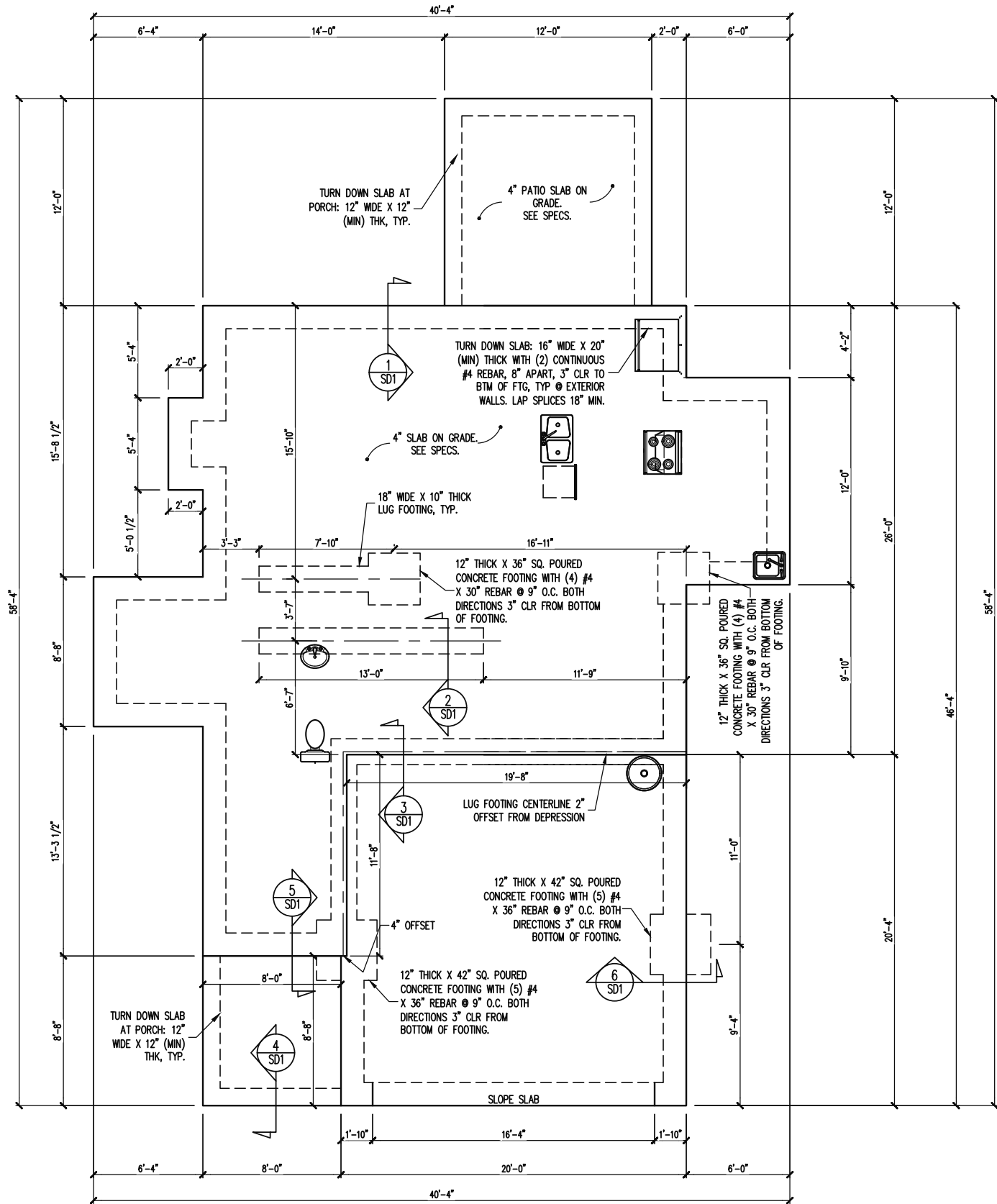
DRAWN BY:
JJ/DREW

HANDING:
RIGHT

ISSUE DATE:
11/11/1111

SHEET

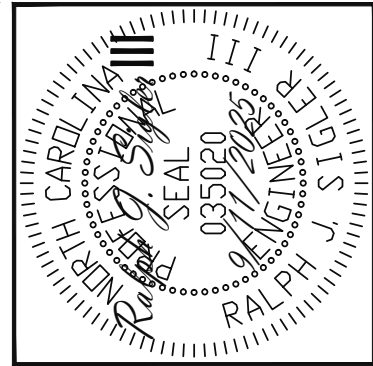
P-100



NOTES:
-HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCSBC, LATEST EDITION. REINFORCEMENT AND GROUTING SHALL BE DETERMINED BY FINAL SITE CONDITIONS.
-PLUMBING SHOWN FOR REFERENCE ONLY. BUILDER VERIFY FINAL FIXTURE LOCATIONS, SIZES AND REQUIREMENTS PRIOR TO INSTALLATION.

FOUNDATION PLAN
1/8" = 1'-0"

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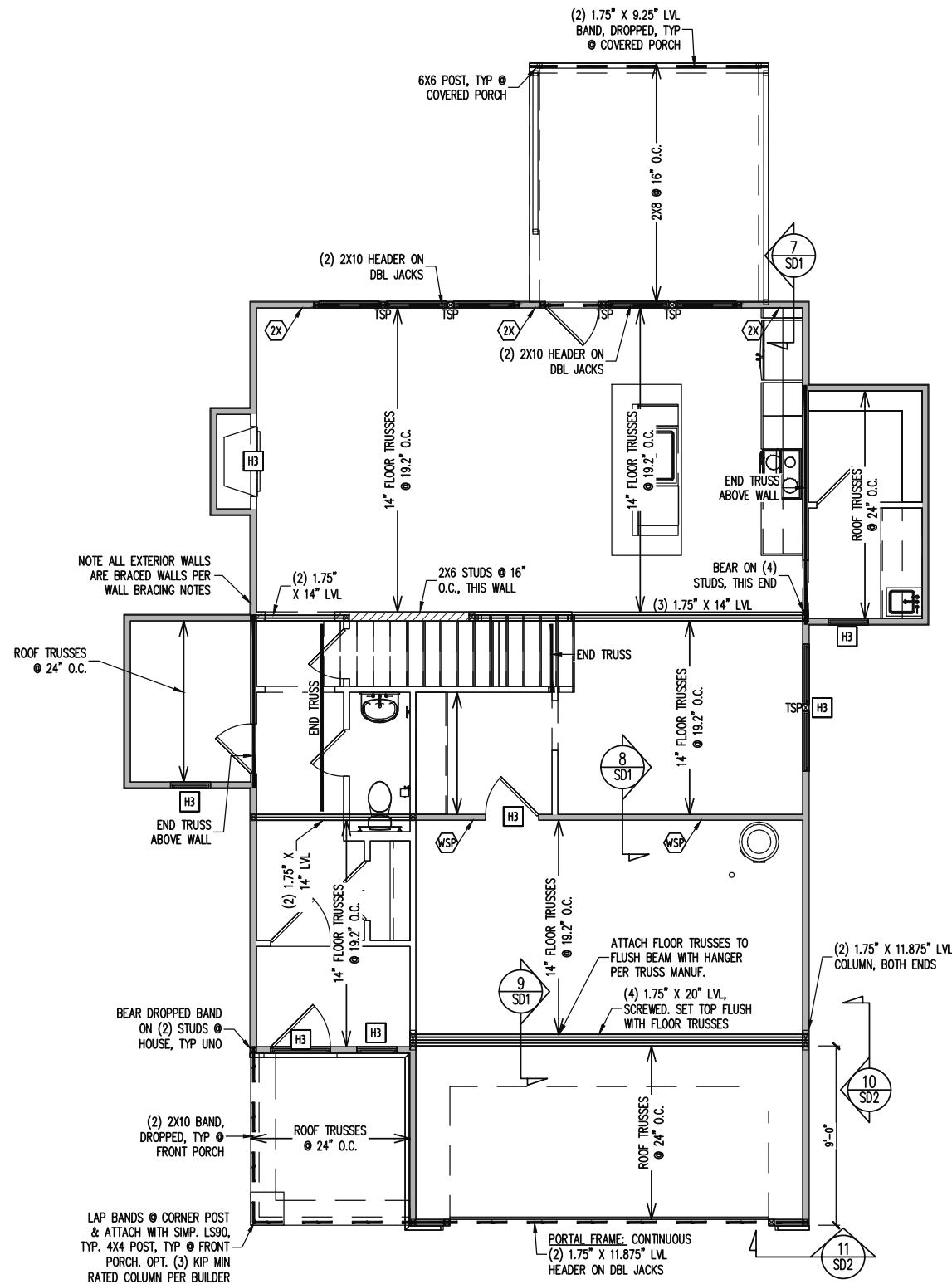
NEW HOME INC.			
STRUCTURAL ADDENDUM			
SCOPE	REV #	REF PROJ #	DATE
LOC	567	BEACON HILL ROAD	
ELEVATION:	CRAFTSMAN		

ENG: RJS/ZCH
DATE: 9/11/2025

PLAN
BRUNSWICK

PROJECT NO.
25-29-011

SHEET NO.
S1
1 of 7



CONSTRUCTION SPECIFICATIONS

INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:

PART 1.01: CURRENT GOVERNING CODE

PART 14: STUD SUPPORT FOR BEAMS

PART 17: KING STUDS FOR EXTERIOR WALLS

SEE DETAIL / CONSTRUCTION SPECIFICATIONS SHEETS FOR I-JOISTS ALLOWABLE SUBSTITUTIONS

WALL BRACING

FIRST FLOOR ONLY

CS - ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

SHADED WALLS:

WSP ONE SIDE OF INTERIOR WALL OR INSIDE OF EXTERIOR WALL WITH 3/8" MIN. THICKNESS WOOD STRUCTURAL PANELING. ATTACH WSP TO STUD WALL WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

GB INTERIOR BRACED WALL. 1/2" GB SECURED PER TABLE R602.10.2 OF THE 2012 NCRBC. (FASTENERS @ 7" O.C.) BOTH SIDES OF WALL, OR (FASTENERS @ 4" O.C.) ONE SIDE OF WALL AT STAIRS

2X SHEATH BOTH SIDES OF STUD WALL WITH 7/16 APA RATED OSB, NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

BUILDER PERMITTED TO SUBSTITUTE INTERIOR OSB SHEATHING WITH THERMO-PLY RED PROTECTIVE SHEATHING. REFERENCE TECHNICAL EVALUATION REPORT COL#P-108 PROVIDED BY DRJ ENGINEERING, LLC AND SEALED BBY RYAN DEXTER, P.E.

NOTES:
-PROVIDED CONTINUOUS SHEATHING = 176" MIN.

HEADER SCHEDULE

H1 SINGLE 2X4 TURNED FLAT (A)

H2 (2) 2X4'S ON SINGLE JACKS (B)

H3 (2) 2X10'S ON SINGLE JACKS (C)

H4 (2) 1.75" X 9.25" LVL'S ON DBL JACKS

H5 (3) 2X10'S ON SINGLE JACKS

(A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.

(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.

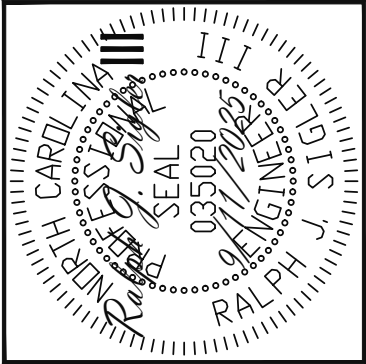
(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

NOTES:
-HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.

1ST FLOOR FRAMING PLAN

WALLS AND CEILING 1/8" = 1'-0"

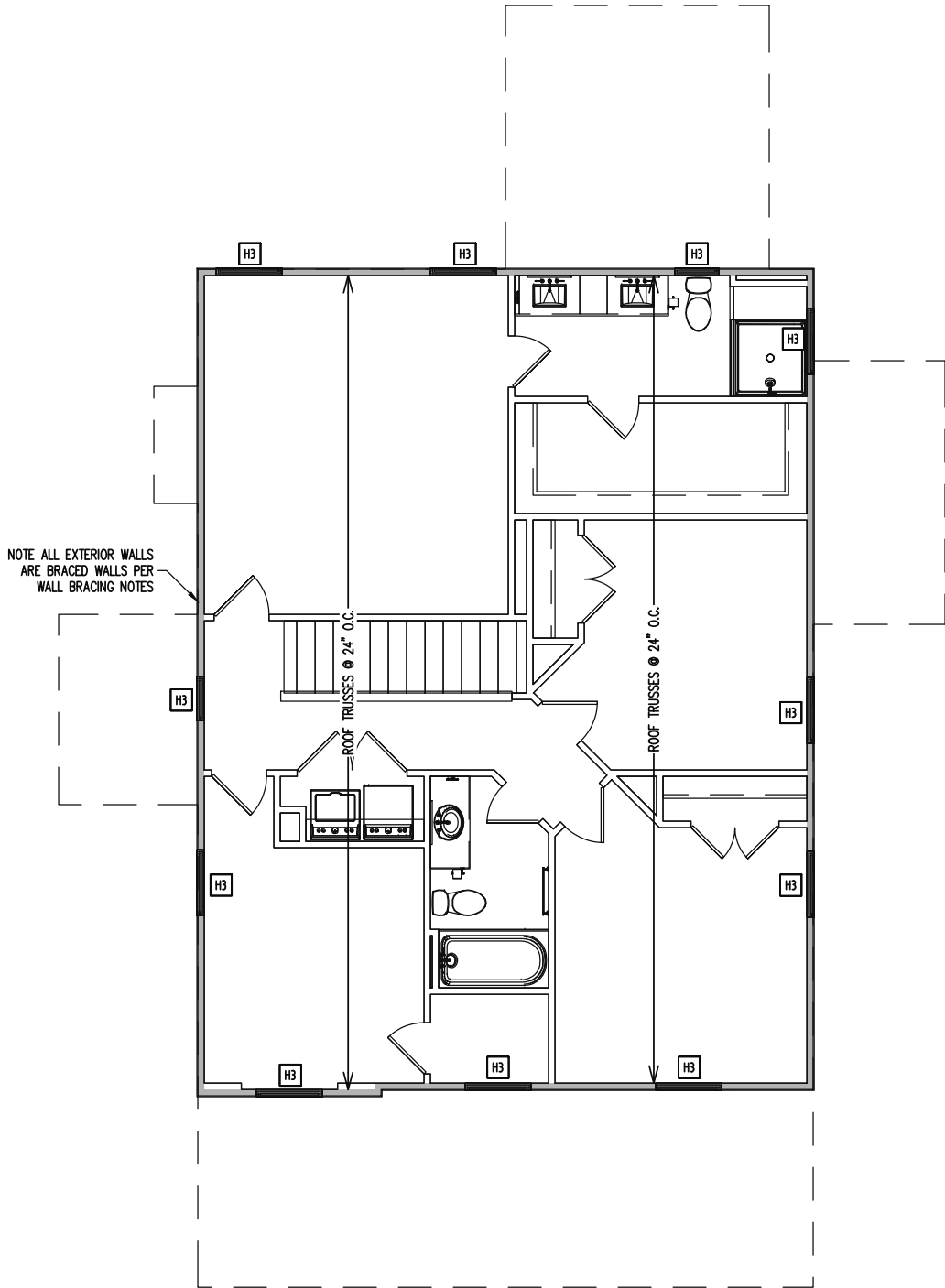
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SCOPE	LOC	REV #	DATE
	567 BEACON HILL ROAD		
ELEVATION:	CRAFTSMAN		
ENG: RJS/ZCH			
DATE: 9/11/2025			
PLAN			
BRUNSWICK			
PROJECT NO.			
25-29-011			
SHEET NO.			
S2			
2 of 7			

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Associates, P.A.



CONSTRUCTION SPECIFICATIONS
INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:

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PART 14: STUD SUPPORT FOR BEAMS

PART 17: KING STUDS FOR EXTERIOR WALLS

SEE DETAIL / CONSTRUCTION SPECIFICATIONS SHEETS FOR I-JOISTS ALLOWABLE SUBSTITUTIONS

WALL BRACING

SHADED WALLS:

ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

NOTES:
PROVIDED CONTINUOUS SHEATHING = 131' MIN.

REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

HEADER SCHEDULE

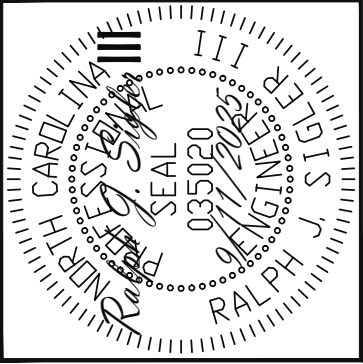
H1 SINGLE 2X4 TURNED FLAT (A)
H2 (2) 2X4'S ON SINGLE JACKS (B)
H3 (2) 2X10'S ON SINGLE JACKS (C)
H4 (2) 1.75" X 9.25" LVL'S ON DBL JACKS
H5 (3) 2X10'S ON SINGLE JACKS

(A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.
(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.
(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

NOTES:
-HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.

2ND FLOOR FRAMING PLAN
WALLS AND CEILING 1/8" = 1'-0"

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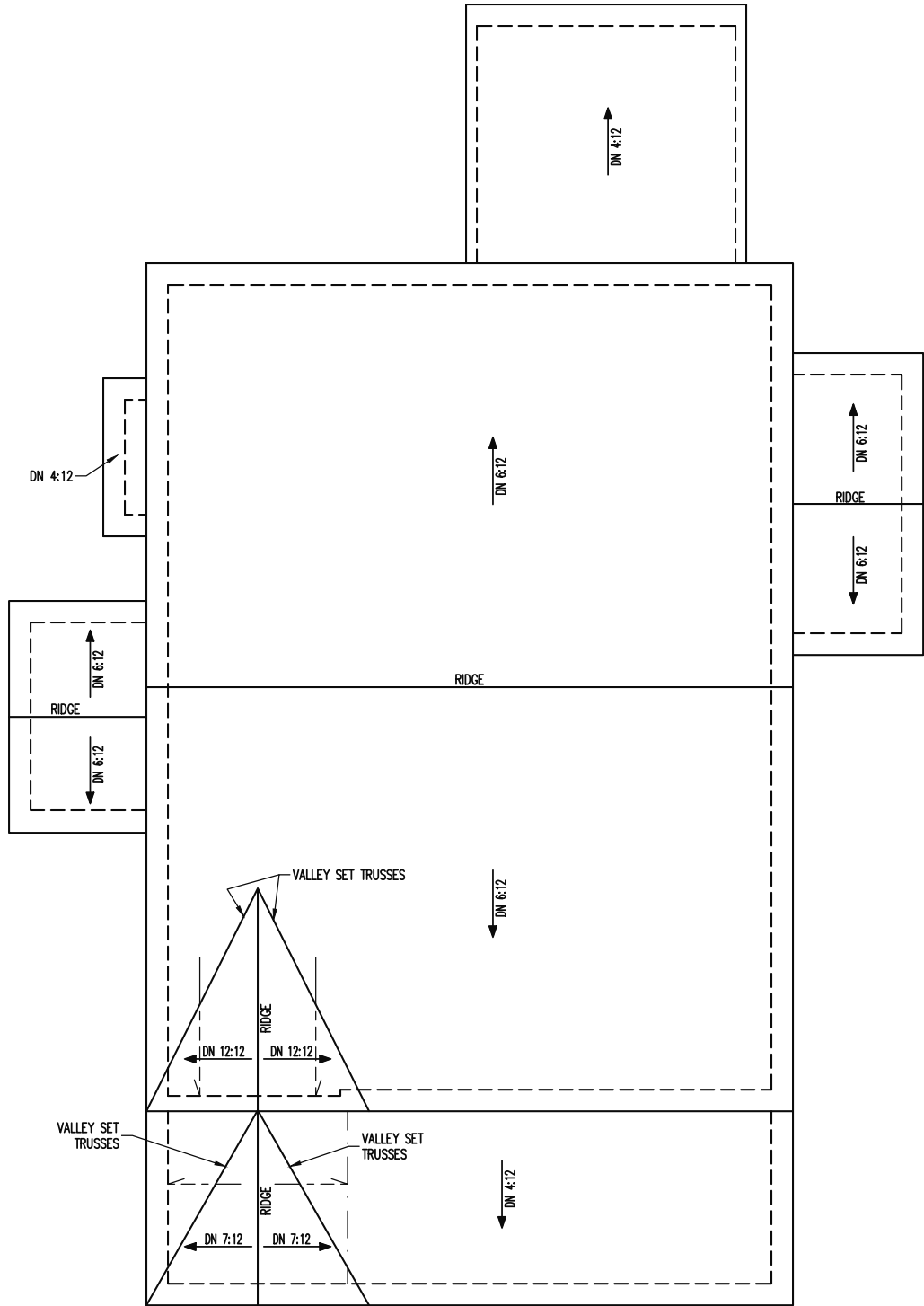
NEW HOME INC.			
STRUCTURAL ADDENDUM			
SCOPE	REV #	REF PROJ #	DATE
LOC	567	BEACON HILL ROAD	
ELEVATION:	CRAFTSMAN		

ENG	RJS/ZCH
DATE	9/11/2025

PLAN
BRUNSWICK

PROJECT NO.
25-29-011

SHEET NO.
S3
3 of 7



FRAMING NOTES

ROOF ONLY

-ROOF TRUSSES PER MANU. TYPICAL U.N.O.

-VERIFY ALL HEEL HEIGHTS, ROOF PITCHES, AND ARCHITECTURAL OVERHANGS PRIOR TO CONSTRUCTION

TRUSS UPLIFT CONNECTORS

EXPOSURE B, 120 MPH, ANY PITCH

24" O.C. MAX. ROOF TRUSS SPACING

TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE BELOW.

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

ROOF SPAN
UP TO 18'

CONNECTOR
NAILING PER TABLE 602.3(1)
NCRBC 2018 EDITION

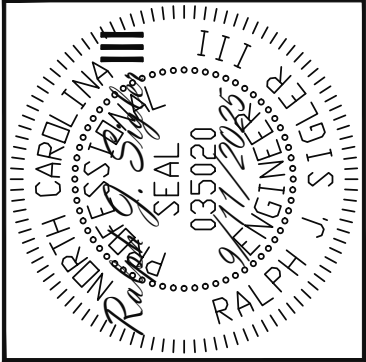
OVER 18'

(1) SIMPSON H2.5A
HURRICANE CLIP TO
DBL TOP PLATE OR BEAM

ROOF FRAMING PLAN

1/8" = 1'-0"

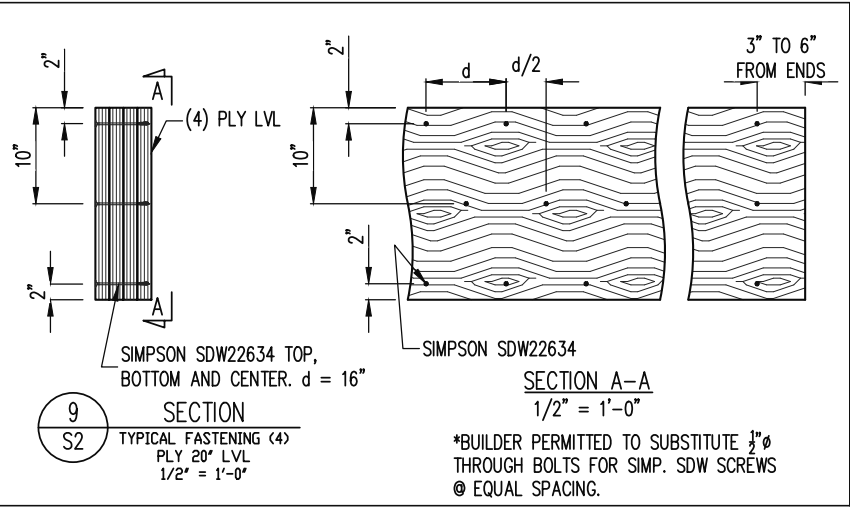
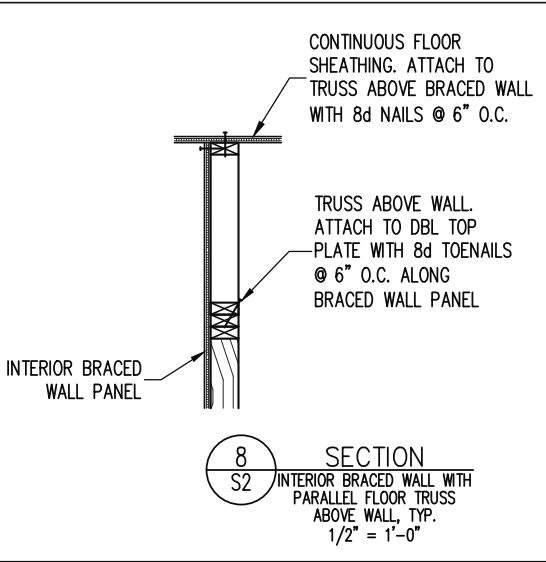
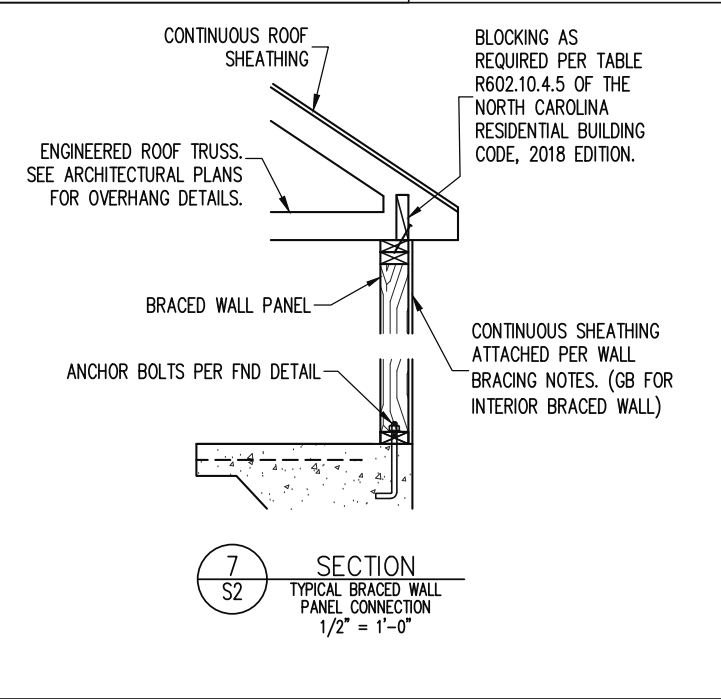
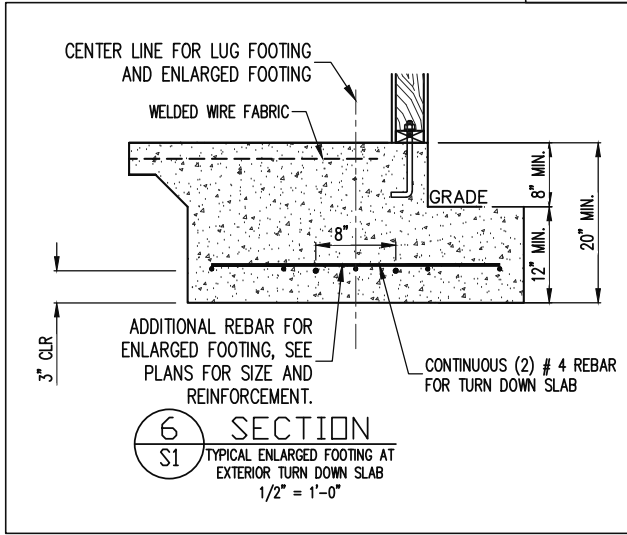
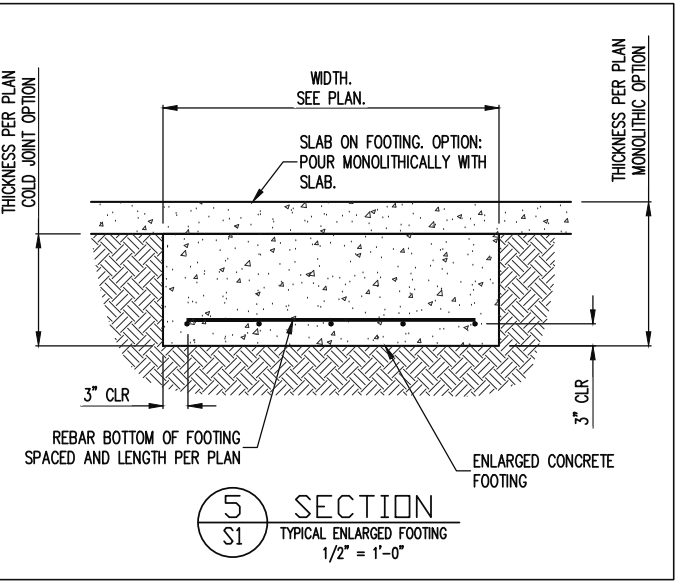
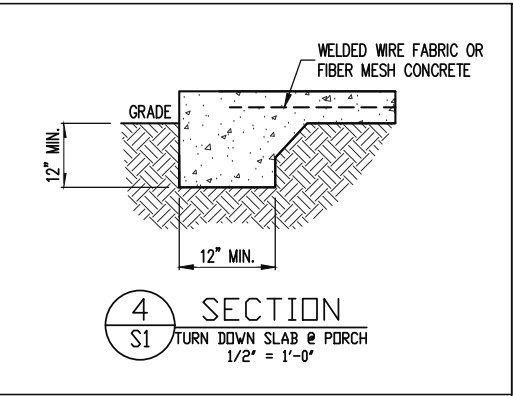
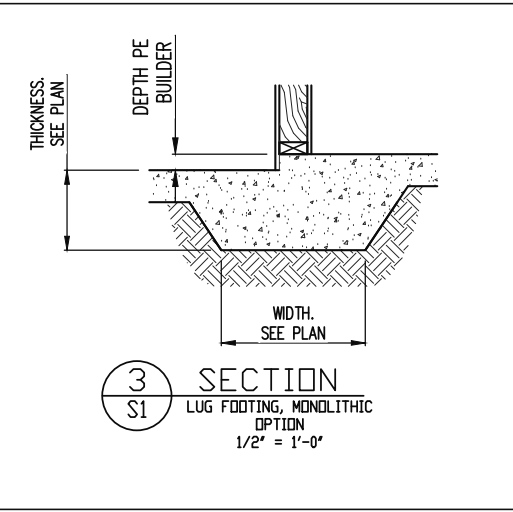
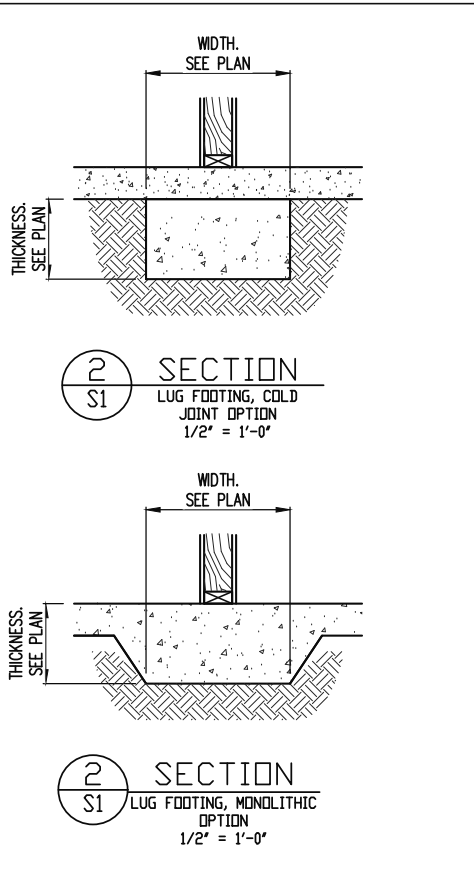
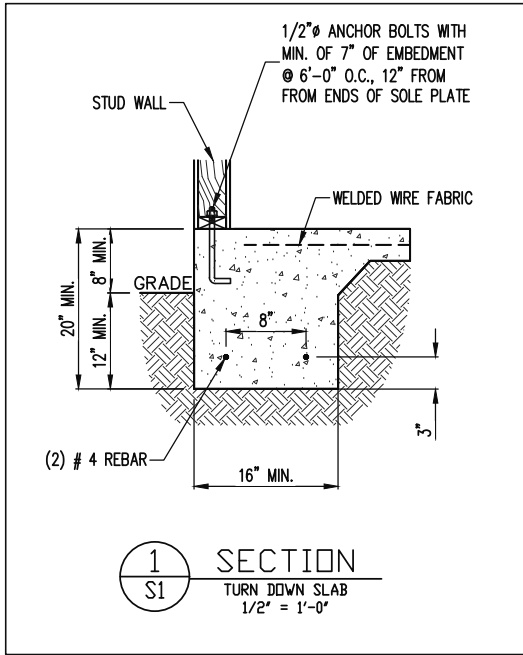
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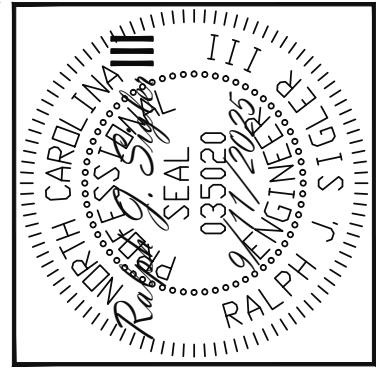
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STRUCTURAL ADDENDUM	REV #	REF PROJ #	DATE	
LOC: 567 BEACON HILL ROAD				
ELEVATION: CRAFTSMAN				
ENG: RJS/ZCH				
DATE: 9/11/2025				
PLAN				
BRUNSWICK				
PROJECT NO.				
25-29-011				
SHEET NO.				
S4				
4 of 7				



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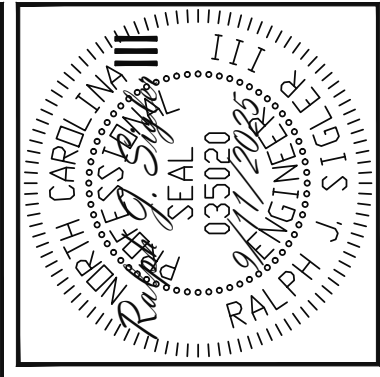
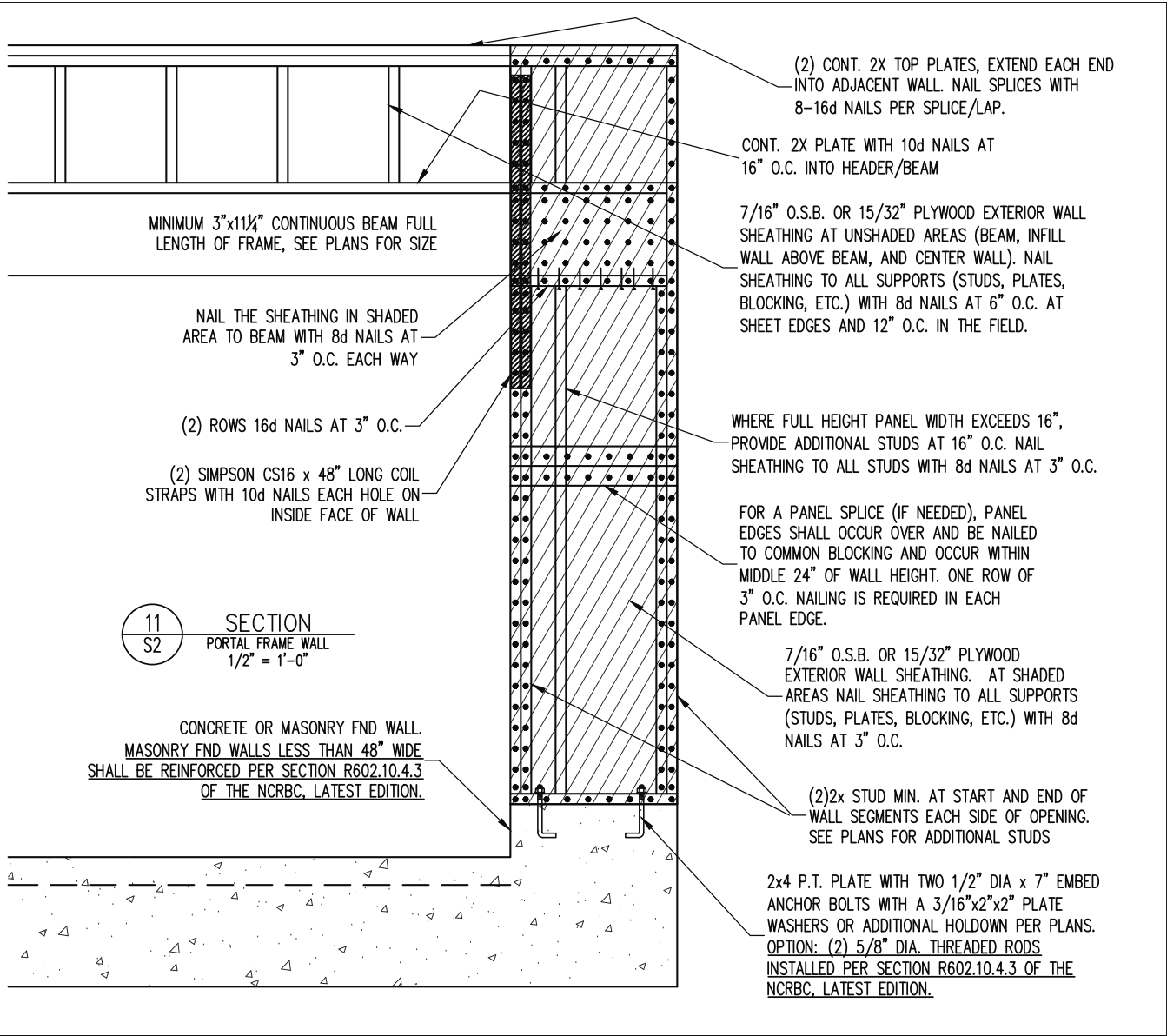
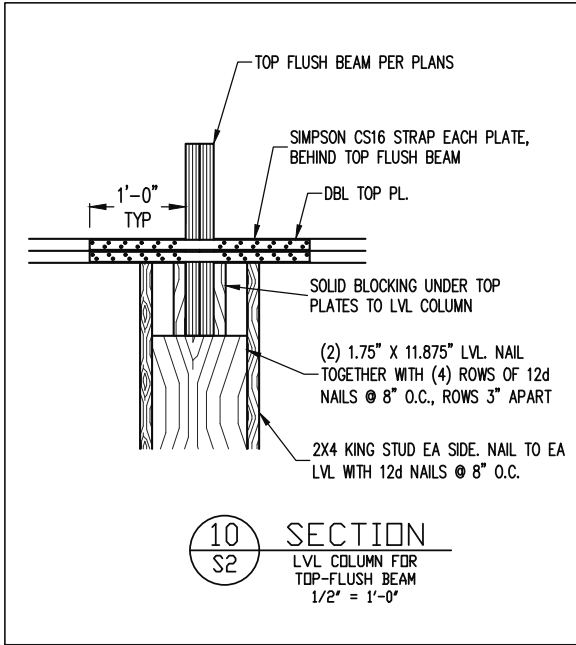
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SCOPE	REV #	REF PROJ #	DATE
LOC	567	BEACON HILL ROAD	
ELEVATION:	CRAFTSMAN		

ENG	RJS/ZCH
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PLAN
BRUNSWICK

PROJECT NO.
25-29-011

SHEET NO.
SD1
5 of 7



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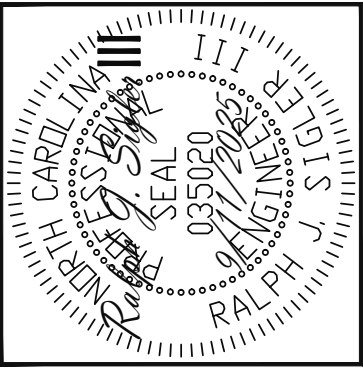
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LOC: 567 BEACON HILL ROAD			
ELEVATION: CRAFTSMAN			

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PLAN
BRUNSWICK

PROJECT NO.
25-29-011

SHEET NO.
SD2
6 of 7



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NEW HOME INC			
SCOPE:	STRUCTURAL ADDENDUM		
LOC:	567 BEACON HILL ROAD	REV #	REF PROJ # DATE
ELEVATION:	CRAFTSMAN		

ENG:	RJS/ZCH
DATE:	9/11/2025

PLAN
BRUNSWICK

PROJECT NO.
25-29-011

SHEET NO.
SD3
7 of 7

CONSTRUCTION SPECIFICATIONS

ABBREVIATIONS

PART 1: GENERAL

1.01 CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

1.02 DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS.

1.05 METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.

PART 2: DESIGN LOADS

2.01 DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW:

USE	LIVE LOAD (PSF)	DEAD LOAD (PSF)
BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DWELLING UNITS INCLUDING ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES	40	10
GARAGES (PASSENGER CARS ONLY)	50	---
ATTICS (NO STORAGE, LESS THAN 5' HEADROOM)	10	10
ATTICS (WITH STORAGE)	20	10
ROOF	20	10 (15 FOR VAULTS)

NOTES: - INDIVIDUAL STAIR TREADS ARE TO BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OF 40 PSF OR A 300 LB. CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. WHICHEVER PRODUCES THE GREATER STRESS.
- BUILDER TO VERIFY DEAD LOAD DOES NOT EXCEED 10 PSF WHEN HEAVY FLOOR OR ROOF FINISHES SUCH AS TILE OR SLATE ARE UTILIZED. NOTIFY ENGINEERING UNDER THESE CONDITIONS

2.02 INTERIOR WALLS: 5 PSF LATERAL.

2.03 BASIC WIND DESIGN VELOCITY OF 120 MPH.

2.04 SOIL BEARING CAPACITY 2000 PSF (PRESUMPTIVE).

PART 3: STRUCTURAL STEEL

3.01 WIDE FLANGE BEAMS AND TEE SECTIONS SHALL CONFORM TO ASTM A992 MINIMUM GRADE.

3.02 SQUARE AND RECTANGULAR TUBING SHALL CONFORM TO ASTM A500 GRADE B MINIMUM GRADE.

3.03 STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B, TYPE S, MINIMUM GRADE.

3.04 ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 MINIMUM GRADE.

3.05 STRUCTURAL STEEL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

PART 4: WELDING

4.01 WELDING ELECTRODES SHALL BE E70XX AND ALL WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER.

PART 5: CONCRETE AND SLABS ON GRADE

5.01 CAST IN PLACE CONCRETE SHALL BE OF NORMAL WEIGHT, 4-8% AIR ENTRAINMENT, FOR EXTERIOR CONCRETE AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS TYP UNO. ALL ITEMS NOTED AS 'CONCRETE' ARE TO BE CAST IN PLACE, TYP UNO.

5.02 REINFORCED CAST IN PLACE CONCRETE SHALL BE PROPORTIONED, MIXED AND PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF ACI 318, LATEST EDITION.

5.03 SLABS ON GRADE, IF ANY, SHALL BE CAST IN PLACE, CONTAIN SYNTHETIC POLYPROPYLENE FIBRILLATED MICRO FIBERS, FIBER LENGTH 1 1/2", DOSAGE RATE 1 1/2 LBS/CU YD. SLAB TO BE PLACED ON A 6 MIL VAPOR BARRIER OR 4" MIN GRANULAR FILL ON SOIL WITH 90% MIN STANDARD PROCTOR DENSITY. VAPOR BARRIER MAY BE OMITTED FOR SLABS NOT IN ENCLOSED AREAS

PART 6: REBAR AND WIRE REINFORCEMENT

6.01 REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60 TYP UNO

6.02 LAP SPICES SHALL BE CLASS B AS DEFINED BY ACI 318, TYP UNO. STAGGER ADJACENT SPICES A MINIMUM OF ONE LAP LENGTH

6.03 WIRE REINFORCEMENT SHALL BE 9 GA AND SHALL CONFORM TO ASTM A1064.

PART 7: MASONRY

7.01 CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND C55, NORMAL WEIGHT, FM = 1,500 PSI MIN

7.02 CLAY MASONRY UNITS SHALL CONFORM TO ASTM C62-17 GRADE SW

7.03 MORTAR SHALL BE TYPE S, MORTAR AND GROUT SHALL CONFORM TO ASTM C476, MIN COMPRESSIVE STRENGTH OF 2000 PSI.

7.04 MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 530

7.05 LADDER WIRE REINFORCEMENT SHALL CONFORM TO ASTM A951, 6" MIN LAPS FOR CONTINUOUS WALL APPLICATIONS

PART 8: BOLTS AND LAG SCREWS

8.01 BOLTS SHALL CONFORM TO ASTM A307 MINIMUM GRADE TYP UNO. INSTALL USS STEEL WASHERS (ASTM F444-070) FOR THE NUT / BOLT HEAD WHEN BOLTING WOOD MEMBERS. HOLES FOR BOLTS SHALL BE AISC STANDARD HOLES UNO

8.02 LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.21-1981. PILOT HOLES SHALL BE USED FOR LAG SCREW INSTALLATION AND SHALL BE BORED ACCORDING TO NDS SPECIFICATIONS. INSTALL STANDARD STEEL WASHERS (ASTM F444-070) FOR SCREW HEAD

8.03 ANCHOR RODS AND BOLTS SHALL CONFORM TO ASTM F1554-15 GRADE 36 UNO. BENT ANCHOR BOLTS SHALL HAVE A 2" MIN HOOK UNO

PART 9: DRIVEN FASTENERS

9.01 NAILS, SPIKES AND STAPLES SHALL CONFORM TO ASTM F 1667- 05. NAILS ARE TO BE COMMON WIRE OR BOX

PART 10: DIMENSIONAL LUMBER

10.01 SOLID SAWN WOOD FRAMING DESIGN IS BASED ON NO. 2 SPRUCE PINE FIR OR SYP #2 FOR JOISTS, RAFTERS, GIRDERS, BEAMS, STUDS, ETC. MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS:
E= 1,400,000 PSI, F_x _{perp} = 425 PSI, F_y = 135 PSI, SPECIFIC GRAVITY = 0.42 MIN
F_x = 875 PSI FOR 2X4, 2X6, 2X8. F_y = 800 PSI FOR 2X10'S, 750 PSI FOR 2X12'S

PART 11: ENGINEERED LUMBER

11.01 LVL OR PSL MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS:
E= 1,900,000 PSI, F_x = 2600 PSI, F_y = 285 PSI, F_z _{perp} = 750 PSI
PSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
E= 1.3 X 10E6 PSI, F_x = 1700 PSI, F_y = 400 PSI, F_z _{perp} = 680 PSI

11.02 LVL OR PSL MEMBERS MAY BE RIPPED FROM DEEPER MEMBERS TO MATCH THE MEMBER DEPTH SPECIFIED IN THE PLANS, MAY SUBSTITUTE PSL AND LVL FOR EACH OTHER UNO

PART 12: PRESSURE TREATED LUMBER

12.01 LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH ANPA STANDARD C-15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH ANPA STANDARD C-2 OR BY ANY METHOD GIVING EQUAL PROTECTION. THE BUILDING CODE OFFICE MAY APPROVE A NATURAL DECAY RESISTANT WOOD PER SECTION 19-6(A)

PART 13: STEEL FLUTCH PLATE BEAMS

13.01 FLUTCH PLATE BEAMS SHALL CONSIST OF A CONTINUOUS STEEL PLATE BOLTED BETWEEN TWO PICES OF CONTINUOUS LUMBER AS SIZED ON THE PLANS. BOLT PICES TOGETHER USING 1/2" Ø BOLTS SPACED AT 16" O.C. STAGGERED TOP TO BOTTOM OF THE BEAM. MAINTAIN A 2" EDGE DISTANCE. PLACE TWO BOLTS, ONE ABOVE THE OTHER, 16" MAX FROM EACH END OF THE BEAM. TYP UNO

PART 14: STUD SUPPORTS FOR BEAMS

14.01 STEEL, ENGINEERED LUMBER, AND FLUTCH PLATE BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:

1-WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED AND SHALL BE SUPPORTED BY A MINIMUM OF THREE GANGED STUDS, OR A GANGED STUD COLUMN WITH A NUMBER OF STUDS SUCH THAT THE STUD COLUMN IS AT LEAST AS WIDE AS THE TRUE WIDTH OF THE BEAM BEING SUPPORTED, WHICHEVER IS GREATER, TYP UNO. FOR THE SKEWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM

2-BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 4 1/2" ONTO THE WALL AND BE SUPPORTED BY A TRPL STUD GANGED COLUMN TYP UNO.

14.02 DIMENSIONAL LUMBER BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:

1-WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED LESS 1 1/2" TO ALLOW FOR A CONTINUOUS RM JOIST WHERE APPLICABLE) AND SHALL BE SUPPORTED BY A GANGED STUD COLUMN THE SAME WIDTH AS THE BEAM TYP UNO, (E.G. A TRIPLE 2X10 IS TO BE SUPPORTED BY (3) STUDS). FOR THE SKEWED CONDITION PARTICULAR CARE SHALL

BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM

2-BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 3" ONTO THE WALL AND BE SUPPORTED BY A DBL STUD GANGED COLUMN TYP UNO.

14.03 EXTRA JOISTS BEARING ON A STUD WALL PERPENDICULAR TO OR SKEWED RELATIVE TO THE BEAM SHALL BE SUPPORTED BY ONE ADDITIONAL STUD.

14.04 STUDS THAT ARE GANGED TO FORM A COLUMN SHALL HAVE ADJACENT STUDS WITHIN THE COLUMN NAILED TOGETHER WITH ONE ROW OF 10d NAILS AT 8" O.C. (TWO ROWS OF 10d NAILS @ 8" O.C., 3" APART, FOR 2X8 OR 2X10 STUDS) ALL COLUMNS SHALL BE CONTINUOUS DOWN TO THE FOUNDATION OR OTHER PROPERLY DESIGNED STRUCTURAL ELEMENT SUCH AS A BEAM. COLUMNS TRANSFERRING LOADS THROUGH FLOOR LEVELS SHALL BE FULLY SIZED FOR THE FULL WIDTH OF THE STUD COLUMN WITHIN THE CAVITY FORMED BY THE FLOOR JOISTS.

PART 15: NAILING OF MULTI PLY WOOD BEAMS

15.01 SOLID SAWN LUMBER JOISTS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM NAILED TOGETHER WITH THREE ROWS OF 10d NAILS @ 16" O.C. FOR 2X10 OR LARGER, TWO ROWS OF 10d NAILS @ 16" O.C. FOR 2X8, ONE ROW OF 10d NAILS @ 16" O.C. FOR 2X6 OR SMALLER. STAGGER ROWS 5" MIN.

15.02 LVL MEMBERS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM FASTENED TOGETHER PER MANUFACTURERS RECOMMENDATIONS, TYP UNO

PART 16: WALL FRAMING AND BRACING

16.01 STUD WALLS SHALL CONSIST OF 2X4 STUDS SPACED AT 16" O.C. UNO. STUDS SHALL BE CONTINUOUS FROM THE FLOOR NAILED TOGETHER WITH TWO ROWS OF 10d NAILS AT 16" O.C. UNO. NO INTERMEDIATE BANDS OR PLATES SHALL CAUSE DISCONTINUITIES IN A STUD WALL EXCEPT AS REQUIRED FOR DOOR OR WINDOW OPENINGS. THE KING STUDS FOR STUD OPENINGS SHALL BE CONTINUOUS, TYP UNO.

MAX ALLOWABLE WALL HEIGHTS FOR EXTERIOR STUD WALLS, INCLUSIVE OF SOLE PLATE AND DBL TOP PLATE AND 7/16" OSB EXTERIOR BRACING AND ROW OF 2X4 2X6 PURLINS AT 8" HEIGHT (AND AT 16" HEIGHT FOR TALL WALLS), TYP UNO:
2X4 @ 16" O.C.: 11'-1 1/2"
2X4 @ 12" O.C.: 12'-1 1/2"
2X6 @ 16" O.C.: 17'-0"
2X6 @ 12" O.C.: 12'-1 1/2"
2X8 @ 16" O.C.: 18'-0"
DBL 2X4 @ 16" O.C.: 13'-4"
DBL 2X6 @ 16" O.C.: 21'-0"

16.02 FOR WALL BRACING THE FOLLOWING SHALL APPLY:
-BLOCKING AT UNSUPPORTED PANEL EDGES IS REQUIRED TYP UNO.
-WALL BRACING IS BY ENGINEERED DESIGN AND NOT PRESRIPTIVE PER SECTION 602.10 OF THE 2018 NIRC. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 NIRC HAS BEEN MET AND EXCEEDED.
-BRACED WALL PANELS SHALL BE FASTENED IN ACCORDANCE WITH TABLE 602.3(1) TO PROVIDE CONTINUOUS PANEL UPLIFT RESISTANCE AND COMPLIANCE WITH NIRC602.3.5 AND R602.11 UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS.
-MAY SUBSTITUTE WSP FOR OSB
-SINGLE JOIST, CONTINUOUS RM JOIST, OR BLOCKING OF EQUAL DEPTH IS REQUIRED ABOVE AND BELOW ALL BRACED WALLS. NAIL BLOCKING ABOVE WALL TO TOP PLATE WITH 16d 10d NAILS @ 6" O.C. NAIL SOLE PLATE OF BRACED WALL TO BLOCKING BELOW WITH (3) 16d NAILS @ 16" O.C. BLOCKING AT HORIZONTAL JOINTS IN BRACED WALL LINES ONLY REQUIRED AT SHADED WALLS, UNO.

PART 17: KING STUDS

17.01 KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS:

	NUMBER OF KING STUDS				
MAX OPENING WIDTH	5'-0"	8'-0"	13'-0"	17'-0"	21'-0"
2X4	1	2	3	4	5
2X6	1	1	2	2	2
2X8	1	1	1	1	2

PART 18: SUBSTITUTIONS

18.01 MATERIAL OR MEMBER SIZE SUBSTITUTIONS OR PLAN DEVIATIONS REQUIRE THE WRITTEN AUTHORIZATION OF THE DESIGNERS. UNAUTHORIZED DEVIATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PART 19: OWNERSHIP OF STRUCTURAL DESIGN

19.01 THE STRUCTURAL DESIGN OF THIS PLAN IS THE PROPERTY OF ENGINEERING TECH ASSOCIATES (ETA). THESE PLANS ARE FOR THE ONE TIME USE AT THE LOCATION INDICATED AND FOR THE CLIENT LISTED. ETA ASSUMES NO LIABILITY FOR THESE PLANS IF THEY ARE REPRODUCED, IN WHOLE OR IN PART, FOR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION FROM ETA

NOTES

THE BUILDER IS RESPONSIBLE FOR REVIEWING PLANS PRIOR TO CONSTRUCTION. THE BUILDER SHALL IMMEDIATELY CONTACT THE ENGINEER OF RECORD (EOR) BEFORE PROCEEDING IF THE FOLLOWING CONDITIONS ARE NOTED BEFORE OR DURING CONSTRUCTION:

- 1) THE WORKING PLANS DO NOT BEAR THE SEAL OF THE EOR
- 2) THE PLANS CONTAIN DISCREPANT OR INCOMPLETE INFORMATION

ANY ERRORS DUE TO A FAILURE TO FOLLOW THE ABOVE PROCEDURES SHALL NOT BE THE RESPONSIBILITY OF THE EOR. FURTHERMORE, IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY REVISIONS ISSUED BY THE EOR ARE PROMPTLY DISTRIBUTED TO THE SUBCONTRACTORS

THE EOR DOES NOT PERFORM PENETRATION OR VENTING CALCULATIONS OR ANY OTHER CALCULATIONS THAT ARE NOT DIRECTLY RELATED TO STRUCTURAL ENGINEERING.

ROOF AND FLOOR TRUSSES TO BE DESIGNED BY AN ENGINEER REGISTERED BY THE STATE. FINAL TRUSS DRAWING SHOULD BE SUBMITTED TO THE EOR FOR REVIEW